

SUBURBAN CHICAGOLAND NEIGHBORHOOD CENTER PORTFOLIO



LOCATED IN
CHICAGO MSA

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

TABLE OF CONTENTS

THE OFFERING.....	3	PRIME PLAZA.....	50	CHARLESTOWN SQUARE	90
○ Portfolio Pricing	4	○ Cash Flow YR 1	52	○ Cash Flow YR 1	92
SPRING VALLEY PLAZA.....	7	○ Site Plan	53	○ Site Plan	93
○ Cash Flow YR 1	9	○ Rent Roll	54	○ Rent Roll	94
○ Site Plan	10	○ Aerial	57	○ Aerial	97
○ Rent Roll	11	○ Regional Map	58	○ Regional Map	98
○ Aerial	17	VALLEY LAKE PLAZA.....	59	CORINIUM PLAZA.....	99
○ Regional Map	18	○ Cash Flow YR 1	61	○ Cash Flow YR 1	101
SHAWNWAY PLAZA.....	19	○ Site Plan	62	○ Site Plan	104
○ Cash Flow YR 1	21	○ Rent Roll	63	○ Rent Roll	105
○ Site Plan	22	○ Aerial	67	○ Aerial	111
○ Rent Roll	23	○ Regional Map	68	○ Regional Map	112
○ Aerial	28	NERGE CENTER.....	69	FOREST VIEW.....	114
○ Regional Map	29	○ Cash Flow YR 1	71	○ Cash Flow YR 1	117
ROSE L PLAZA.....	30	○ Site Plan	72	○ Site Plan	118
○ Cash Flow YR 1	32	○ Rent Roll	73	○ Rent Roll	119
○ Site Plan	33	○ Aerial	76	○ Aerial	124
○ Rent Roll	34	○ Regional Map	77	○ Regional Map	125
○ Aerial	39	HIGH POINT PLAZA.....	78	CENTRE 53.....	127
○ Regional Map	40	○ Cash Flow YR 1	80	○ Cash Flow YR 1	130
LCD PLAZA.....	41	○ Site Plan	81	○ Site Plan	131
○ Cash Flow YR 1	43	○ Rent Roll	82	○ Rent Roll	132
○ Site Plan	44	○ Aerial	88	○ Aerial	134
○ Rent Roll	45	○ Regional Map	89	○ Regional Map	135
○ Aerial	48			CHICAGOLAND LOCATION	
○ Regional Map	49			OVERVIEWS	136

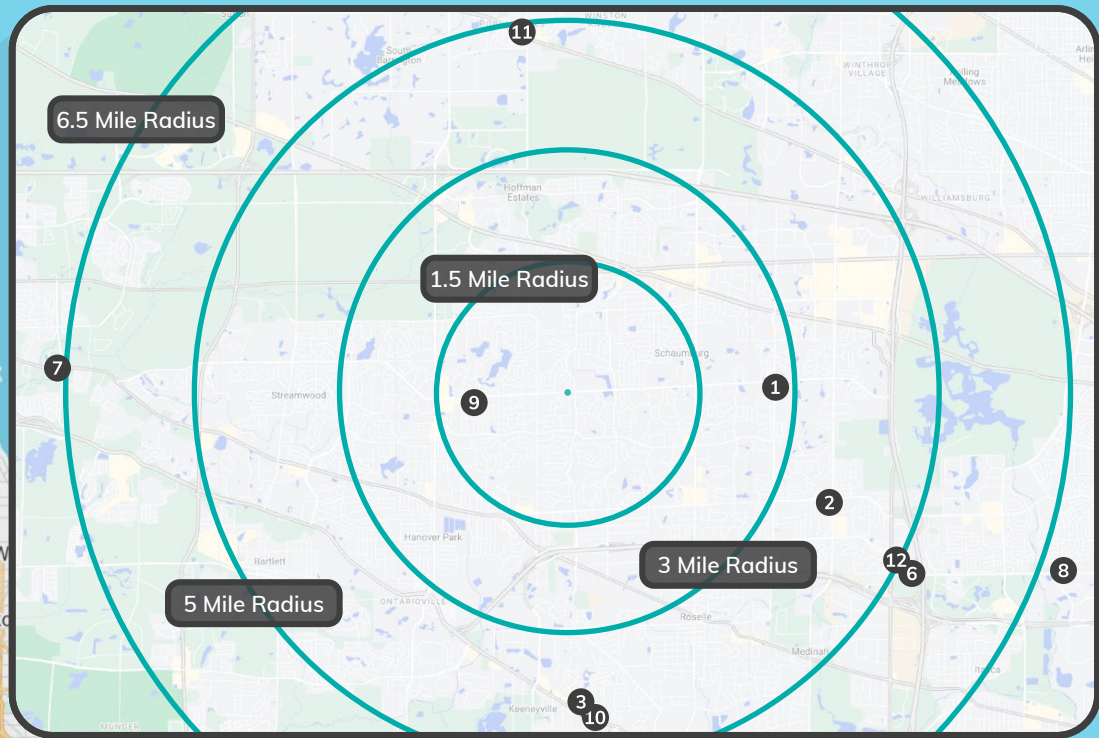
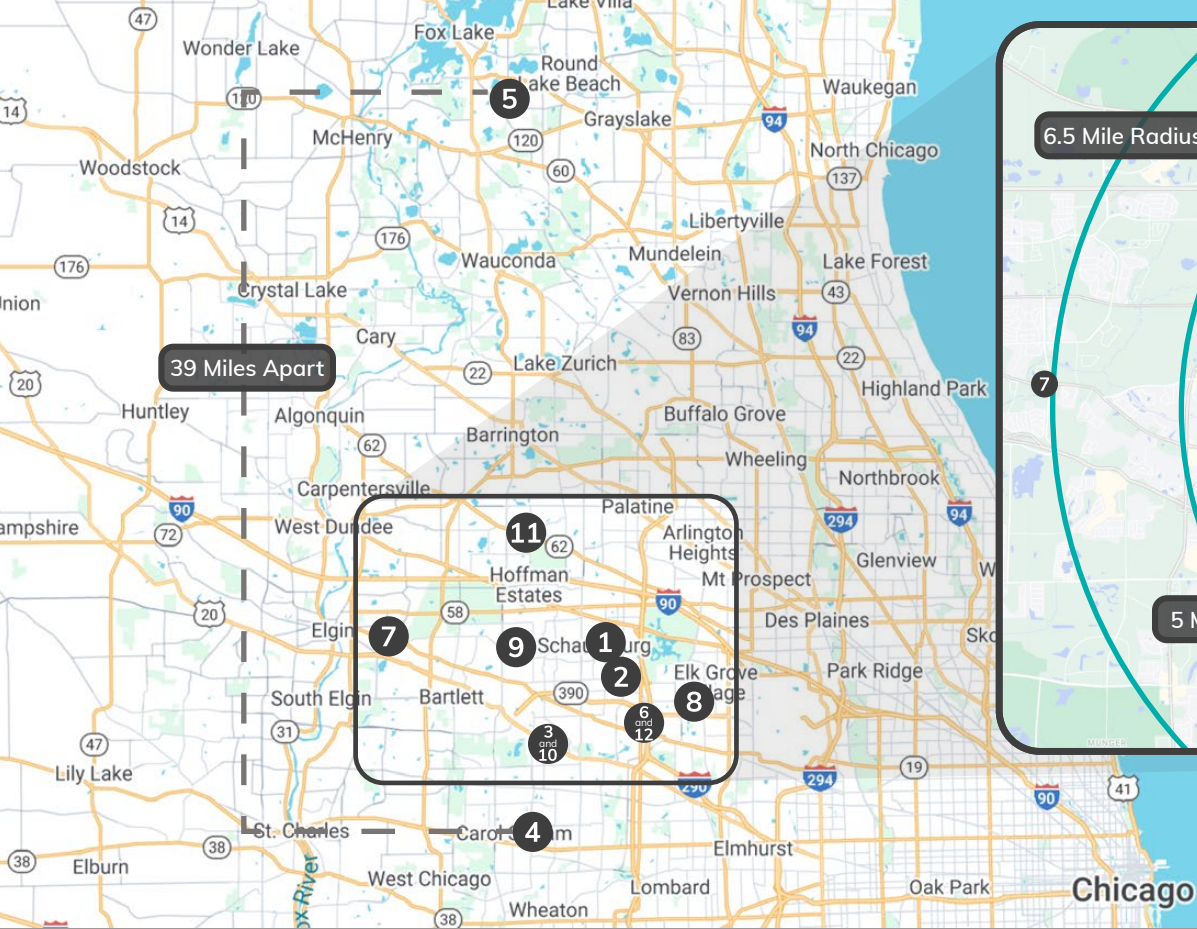
THE OFFERING

Qualified investors are offered the opportunity to acquire the Suburban Chicagoland Neighborhood Center ("SCNC") portfolio. The SCNC portfolio consists of 12 neighborhood shopping centers located in some of the most attractive Northwest Suburbs of Chicagoland. The portfolio is owned by the original developer and each center has been meticulously managed over the last 45 years.

The SCNC portfolio is a testament to the strength and resiliency of the neighborhood shopping center model. The developer of the portfolio was one of the original pioneers in small shop retail development. Each tenant unit was designed with an average size ranging from 1,000 – 2,500 square feet. This small shop layout is the reason why the Dearborn portfolio has maintained a historical average occupancy in excess of 94% throughout numerous real estate cycles and economic downturns.


A new investor has a rare opportunity to achieve economies of scale with one single purchase. In addition, 10 out of 12 properties are located within a 6.5-mile radius of each other. The remaining 2 out of 12 properties are located only 39 miles apart. Lastly, all properties are located within a 45-minute drive of O'Hare International Airport. As such, an investor will benefit from efficient property management and ease of accessibility.

With respect to fundamentals, the original developer always believed that traffic counts, visibility and population density serve as your anchor, as opposed to one or two large tenants. Each of the properties is located within busy retail thoroughfares and surrounded by a large residential population. Numerous centers are positioned at stoplight, hard corner intersections with high visibility. In addition, sufficient parking and easy ingress/egress is another key feature of the portfolio. Each of the preceding characteristics are found in the SCNC portfolio, ensuring a new investor a reliable and durable income stream well into the future.




#	Plaza	Address	NOI
1	Spring Valley Plaza	801 - 893 E. Schaumburg Road, Schaumburg, IL	\$535,007
2	Shawnway Plaza	640 - 674 Meacham Road, Elk Grove Village IL	\$381,380
3	Rose L Plaza	962 - 998 W. Lake Street, Roselle, IL	\$274,577
4	Prime Plaza	371 - 387 N. Gary Avenue, Carol Stream, IL	\$180,614
5	Valley Lake Plaza	381 - 437 N. Wilson Road, Round Lake, IL	\$416,940
6	Nerge Center	1101 - 1141 E. Nerge Road, Elk Grove Village, IL	\$220,495
7	High Point Plaza	1350 E. Chicago Street, Elgin, IL	\$629,039
8	Charlestown Square	286 - 298 E Devon Avenue, Elk Grove Village, IL	\$145,643
9	Corinium Plaza	2203 - 2327 W Schaumburg Road Schaumburg, IL	\$775,406
10	LCD Plaza	910 W. Lake Street, Roselle, IL	\$103,411
11	Forest View Plaza	1702 - 1780 W. Algonquin Road, Hoffman Estates, IL	\$808,268
12	Centre 53	1047 - 1069 Rohlwing Road, Elk Grove Village, IL	\$188,163
Total			\$4,658,942

PORTFOLIO PRICING




\$57,371,000

LIST PRICE




8.12%

CAP RATE



\$210.01

PRICE / SF



\$4,658,942

NET OPERATING INCOME



PORTFOLIO FINANCIAL SUMMARY

Price	\$57,371,000
Cap Rate	8.12%
Price/ SF	\$210.01
Gross Leasable Area	273,178 SF

PORTFOLIO CASH FLOW YR 1 - STARTING 12/1/2025

Base Rent	CURRENT	PER SF
Occupied Space	\$4,827,689	\$18.42
Available Space	\$201,225	\$18.07
Gross Potential Rent	\$5,028,914	\$18.41
Expense Reimbursements		
Real Estate Taxes	\$1,184,286	\$4.34
Insurance	\$86,911	\$0.32
CAM	\$839,574	\$3.07
Management Fee	\$138,973	\$0.51
Total Expense Reimbursements	\$2,249,744	\$8.24
Gross Potential Income	\$7,278,658	\$26.64
Vacancy/Collection Allowance	(\$242,078)	(\$0.89)
Effective Gross Income	\$7,036,580	\$25.76
Expenses		
Real Estate Taxes	\$1,244,129	\$4.55
Insurance	\$92,486	\$0.34
CAM	\$893,173	\$3.27
Management Fee	\$147,849	\$0.54
Total Expenses	\$2,377,637	\$8.70
Net Operating Income	\$4,658,942	\$17.05

SPRING VALLEY PLAZA

801-897 E SCHAUMBURG RD, SCHAUMBURG, IL 60194



DUNKIN'

BASKIN

BR

ROBBINS



Allstate



Schaumburg's
Central Retail &
Business District

WOODFIELD MALL™
 The Largest Shopping Mall in Illinois
 2.2 Million SF | 235 Stores
 14.8 Million Visits in the Last 12 Months (Placer.ai)

★ macy's JCPenney Apple
 NORDSTROM COACH
 Starb Donuts AKIRA Ω

Schaumburg Road
24,000 VPD

Plum Grove Road
15,600 VPD

Subject Property

CASH FLOW YR 1 - STARTING 12/1/2025

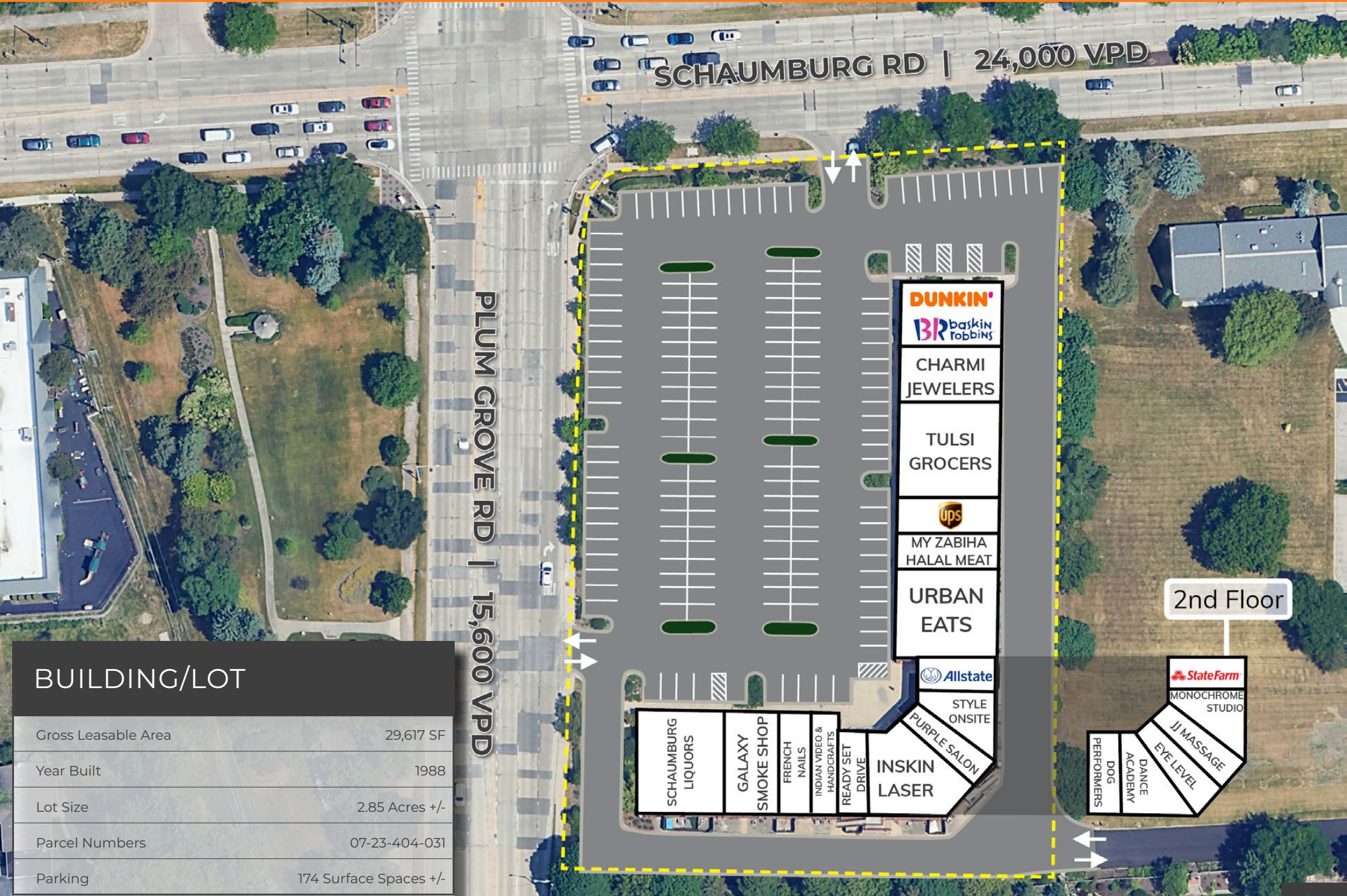
Base Rent	Current	Per SF
Occupied Space	\$560,754	\$18.93
Available Space	-	-
Gross Potential Rent	\$560,754	\$18.93
Expense Reimbursements		
Real Estate Taxes	\$145,710	\$4.92
Insurance	\$8,688	\$0.29
CAM	\$123,267	\$4.16
Management Fee	\$19,793	\$0.67
Total Expense Reimbursements	\$297,457	\$10.04
Gross Potential Income	\$858,211	\$28.98
Vacancy/Collection Allowance	(\$25,746)	(\$0.87)
Effective Gross Income	\$832,465	\$28.11
Expenses		
Real Estate Taxes	\$145,710	\$4.92
Insurance	\$8,688	\$0.29
CAM	\$123,267	\$4.16
Management Fee	\$19,793	\$0.67
Total Expenses	\$297,457	\$10.04
Net Operating Income	\$535,007	\$18.06

REIMBURSEMENTS

Tenant	Taxes	Insur- ance	CAM	Manage- ment Fee	PSF	Gross Income
Schaumburg Liquors	\$13,037	\$777	\$11,029	\$1,771	\$10.04	\$26,615
Galaxy Smoke Shop	\$7,380	\$440	\$6,243	\$1,002	\$10.04	\$15,065
French Nails	\$5,166	\$308	\$4,370	\$702	\$10.04	\$10,546
Indian Video and Handcrafts	\$5,166	\$308	\$4,370	\$702	\$10.04	\$10,546
Ready Set Drive	\$4,241	\$253	\$3,588	\$576	\$10.04	\$8,657
Inskin Laser	\$9,485	\$566	\$8,024	\$1,288	\$10.04	\$19,364
Purple Salon	\$4,630	\$276	\$3,916	\$629	\$10.04	\$9,451
Style Onsite	\$4,851	\$289	\$4,104	\$659	\$10.04	\$9,903
All State Insurance	\$4,241	\$253	\$3,588	\$576	\$10.04	\$8,657
Dog Performers	\$4,241	\$253	\$3,588	\$576	\$10.04	\$8,657
Nrutyakala Dance Academy	\$4,851	\$289	\$4,104	\$659	\$10.04	\$9,903
Eye Level	\$4,630	\$276	\$3,916	\$629	\$10.04	\$9,451
JJ Massage	\$4,630	\$276	\$3,916	\$629	\$10.04	\$9,451
Monochrome Studio	\$4,851	\$289	\$4,104	\$659	\$10.04	\$9,903
State Farm Insurance	\$4,241	\$253	\$3,588	\$576	\$10.04	\$8,657
Urban Eats	\$15,276	\$911	\$12,923	\$2,075	\$10.04	\$31,185
My Zabiha Halal	\$4,944	\$295	\$4,183	\$672	\$10.04	\$10,094
A & S Stores, LLC	\$4,944	\$295	\$4,183	\$672	\$10.04	\$10,094
Tulsi Grocers	\$14,833	\$884	\$12,549	\$2,015	\$10.04	\$30,281
Charmi Jewelers	\$9,889	\$590	\$8,366	\$1,343	\$10.04	\$20,187
Dunkin Donuts	\$10,184	\$607	\$8,615	\$1,383	\$10.04	\$20,790
Total	\$145,710	\$8,688	\$123,267	\$19,793	\$10.04	\$297,457



SITE PLAN



BUILDING/LOT	
Gross Leasable Area	29,617 SF
Year Built	1988
Lot Size	2.85 Acres +/-
Parcel Numbers	07-23-404-031
Parking	174 Surface Spaces +/-

2nd Floor



MONOCHROME STUDIO

PERFORMERS
DOGS
DANCE ACADEMY

JJ MASSAGE
EYE LEVEL

DUNKIN'



CHARMI JEWELERS

TULSI GROCERS



MY ZABIHA HALAL MEAT

URBAN EATS



STYLE ONSITE

PURPLE SALON

INSKIN LASER

READY SET DRIVE

INDIAN VIDEO & HANDCRAFTS

FRENCH NAILS

GALAXY SMOKE SHOP

SCHAUMBURG LIQUORS

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Schaumburg Liquors Retail, Suite 801	2,650	8.95%	6/1/2015	7/31/2025	10 Years	Base	Current	\$4,521	\$54,256	\$20.47	-	10%	1, 5-Year	Net
						Option 1	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						-	8/1/2027	-	CPI	-	-			
						-	8/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Galaxy Smoke Shop Retail, Suite 805	1,500	5.06%	5/1/2023	6/30/2026	3 Years	Base	Current	\$2,273	\$27,281	\$18.19	-	5%	3, 3-Year	Net
						-	5/1/2025	-	CPI	-	-			
						Option 1	7/1/2026	-	CPI	-	-			
						-	7/1/2027	-	CPI	-	-			
						-	7/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

French Nails Retail, Suite 809	1,050	3.55%	3/1/2021	2/28/2027	6 Years	Base	Current	\$1,385	\$16,622	\$15.83	-	3%	2, 3-Year	Net
						-	3/1/2025	-	CPI	-	-			
						-	3/1/2026	-	CPI	-	-			
						Option 1	3/1/2027	-	CPI	-	-			
						-	3/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Indian Video and Handcrafts Retail, Suite 813	1,050	3.55%	11/1/2018	10/31/2027	9 Years	Base	Current	\$1,649	\$19,793	\$18.85	-	4%	1, 3-Year	Net
						-	11/1/2025	-	CPI	-	-			
						-	11/1/2026	-	CPI	-	-			
						Option 1	11/1/2027	-	CPI	-	-			
						-	11/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Ready Set Drive Retail, Suite 817	862	2.91%	10/1/2019	9/30/2025	6 Years	Base	Current	\$1,152	\$13,829	\$16.04	-	2%	2, 3-Year	Net
						Option 1	10/1/2025	-	CPI	-	-			
						-	10/1/2026	-	CPI	-	-			
						-	10/1/2027	-	CPI	-	-			
						Option 2	10/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Inskin Laser Retail, Suite 821-825	1,928	6.51%	5/1/2021	8/31/2027	6 Years	Base	Current	\$2,409	\$28,905	\$14.99	-	5%	2, 3-Year	Net
						-	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						Option 1	9/1/2027	-	CPI	-	-			
						-	9/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI with a 5% max.

Purple Salon Retail, Suite 829	941	3.18%	8/1/2022	10/31/2027	5 Years	Base	Current	\$1,098	\$13,174	\$14.00	-	2%	1, 5-Year	Net
						-	8/1/2025	-	CPI	-	-			
						Option 1	11/1/2027	-	CPI	-	-			
						-	11/1/2028	-	CPI	-	-			
						-	11/1/2029	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI. The base rent for lease year 5 starting 8/1/2026 through 10/31/2027 will stay the same as year 4 rent.

Style Onsite Retail, Suite 833	986	3.33%	3/1/2015	2/28/2026	11 Years	Base	Current	\$1,383	\$16,600	\$16.84	-	3%	1, 3-Year	Net
						-	3/1/2025	-	CPI	-	-			
						Option 1	3/1/2026	-	CPI	-	-			
						-	3/1/2027	-	CPI	-	-			
						-	3/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI with a 5% max.

All State Insurance Retail, Suite 837	862	2.91%	9/1/2014	8/31/2026	12 Years	Base	Current	\$1,139	\$13,664	\$15.85	-	2%	None	Net
						-	-	-	-	-	-			

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Dog Performers Retail, Suite 841	862	2.91%	12/1/1989	11/30/2025	36 Years	Base	Current	\$1,674	\$20,092	\$23.31	-	4%	1, 3-Year	Net
						Option 1	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						-	12/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Nrutyakala Dance Academy Retail, Suite 845	986	3.33%	4/1/2007	3/31/2028	21 Years	Base	Current	\$1,145	\$13,745	\$13.94	-	2%	1, 3-Year	Net
						-	-	-	-	-	-			

Notes: The option period rent to be determined by the CPI.

Eye Level Retail, Suite 847	941	3.18%	6/3/2022	5/31/2027	5 Years	Base	Current	\$1,109	\$13,308	\$14.14	-	2%	3, 3-Year	Net
						-	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			
						Option 1	6/1/2027	-	CPI	-	-			
-	6/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

JJ Massage Retail, Suite 849	941	3.18%	7/1/2021	6/30/2027	6 Years	Base	Current	\$1,231	\$14,771	\$15.70	-	3%	2, 3-Year	Net
						-	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			
						Option 1	7/1/2027	-	CPI	-	-			
-	7/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Monochrome Studio Retail, Suite 851	986	3.33%	6/1/2023	5/31/2028	5 Years	Base	Current	\$1,162	\$13,945	\$14.14	-	2%	3, 3-Year	Net
						-	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
Option 1	6/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
State Farm Insurance Retail, Suite 853	862	2.91%	10/1/1989	9/30/2026	37 Years	Base	Current	\$1,590	\$19,084	\$22.14	-	3%	None	Net
						-	10/1/2025	-	CPI	-	-			
Notes: The remainder of base term rent to be determined by the CPI.														
Urban Eats Retail, Suite 855-861	3,105	10.48%	9/1/2015	8/31/2029	14 Years	Base	Current	\$4,458	\$53,499	\$17.23	-	10%	1, 5-Year	Net
						-	-	-	-	-	-			
Notes: The rent starting 9/1/2027 and option period rent to be determined by the CPI.														
My Zabiha Halal Retail, Suite 865	1,005	3.39%	2/1/2018	1/31/2027	9 Years	Base	Current	\$1,924	\$23,086	\$22.97	-	4%	1, 3-Year	Net
						-	2/1/2025	-	CPI	-	-			
						-	2/1/2026	-	CPI	-	-			
						Option 1	2/1/2027	-	CPI	-	-			
						-	2/1/2028	-	CPI	-	-			
Notes: The remainder of base term rent and option period rent to be determined by the CPI.														
UPS Store Retail, Suite 869	1,005	3.39%	5/1/2007	9/30/2025	18 Years	Base	Current	\$1,698	\$20,371	\$20.27	-	4%	-	Net
						-	-	-	-	-	-			
Notes: The remainder of base term rent and option period rent to be determined by the CPI.														
Tulsi Grocers Retail, Suite 873, 877-881	3,015	10.18%	2/1/2016	1/31/2026	10 Years	Base	Current	\$5,309	\$63,707	\$21.13	-	11%	1, 5-Year	Net
						-	2/1/2025	-	CPI	-	-			
						Option 1	2/1/2026	-	CPI	-	-			
						-	2/1/2027	-	CPI	-	-			
						-	2/1/2028	-	CPI	-	-			
Notes: The remainder of base term rent and option period rent to be determined by the CPI.														
Charmi Jewelers Retail, Suite 885-889	2,010	6.79%	8/1/2017	7/31/2025	8 Years	Base	Current	\$3,906	\$46,872	\$23.32	-	8%	None	Net
						-	-	-	-	-	-			

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Dunkin Donuts	2,070	6.99%	12/1/1992	11/30/2025	33 Years	Base	Current	\$4,512	\$54,149	\$26.16	-	10%	1, 3-Year	Net
Retail, Suite 891-893						Option 1	12/1/2025	-	CPI	-	-			

Notes: In the event Dunkin' shall elect to assume tenant's rights and obligations under the lease, Dunkin' shall have the right to terminate the lease at any time by giving landlord 120 days notice.

Occupied	29,617	100%						\$560,754	\$18.93					
Vacant	-	-						-	-					
Total	29,617	100%						\$560,754	\$18.93					





AERIAL



Higgins Road
44,600 VPD

Plum Grove Road
15,600 VPD

Schaumburg Road
24,000 VPD

Fairview Elementary School
(489 Students)

James B. Conant High School
(2,503 Students)

Schaumburg Golf Club
103K Annual Visitors
(Placer.ai)

Schaumburg Township Elementary
(489 Students)

Subject Property

WOODFIELD MALL
The Largest Shopping Mall in Illinois
2.2 Million SF | 235 Stores
14.8 Million Visits in the Last 12 Months (Placer.ai)

★ macy's JCPenney Apple
NORDSTROM COACH
Starb's Donuts AKIRA

LIFETIME
THE HEALTHY WAY OF LIFE COMPANY
Bank of America

DOLLAR TREE
TARGET Jersey Mike's Subs
KOHL'S **verizon** **Canes**
Starbucks **BESTLEY'S PET** fresh international market

BW Best Western. Hotels & Resorts.
WHOLE FOODS MARKET
iHOP
Wendy's

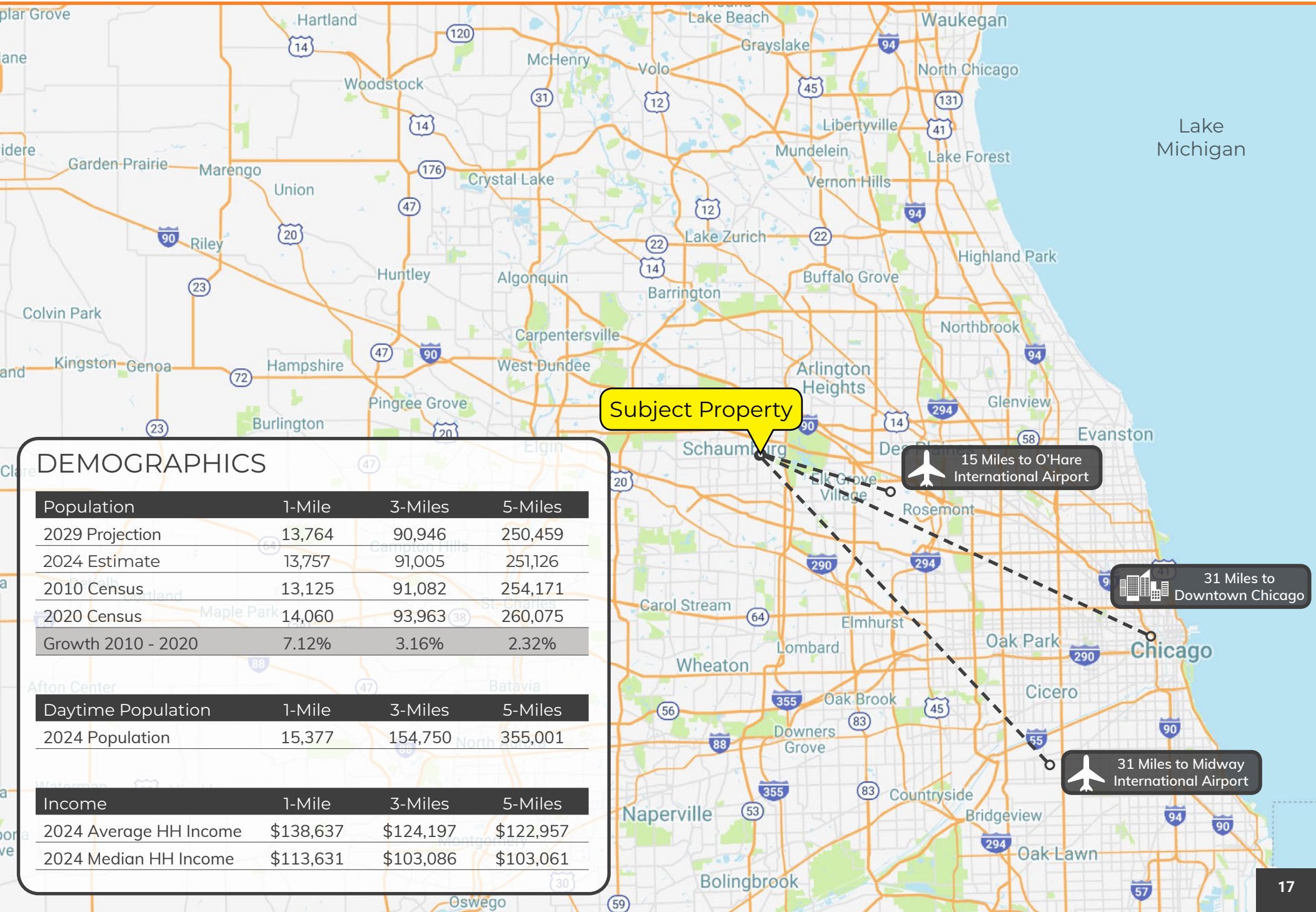
Streets of Woodfield
4.8M Annual Visitors
(Placer.ai)

AVE & ASTER'S **jamba**
DICK'S SPORTING GOODS **LEGOLAND**
LOFT **AMC THEATRES**

edible arrangements
Domino's
Walgreens
MATHNASIUM
The Math Learning Center



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	13,764	90,946	250,459
2024 Estimate	13,757	91,005	251,126
2010 Census	13,125	91,082	254,171
2020 Census	14,060	93,963	260,075
Growth 2010 - 2020	7.12%	3.16%	2.32%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	15,377	154,750	355,001

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$138,637	\$124,197	\$122,957
2024 Median HH Income	\$113,631	\$103,086	\$103,061

SHAWNWAY PLAZA

640-674 MEACHAM RD, ELK GROVE VILLAGE, IL 60007



WOODFIELD MALL[®]
 The Largest Shopping Mall in Illinois
 2.2 Million SF | 235 Stores
 14.8 Million Visits in the Last 12 Months (Placer.ai)

★ **macy's** **JCPenney** **Apple**
NORDSTROM **COACH**
Starb's Donuts **A K I R A** 

Schaumburg's
 Central Retail &
 Business District

Staples **PNC**
THE HOME DEPOT **Burger King** **ups**

BAGEL
SUBWAY
TACO BELL


Walgreens

Steak 'n Shake

FIRST AMERICAN BANK
SportClips
 (HAIRCUTS)
SHERWIN-WILLIAMS

 Biesterfield Road
 11,800 VPD

Subject Property

 Meacham Road
 16,500 VPD

CASH FLOW YR 1 - STARTING 12/1/2025

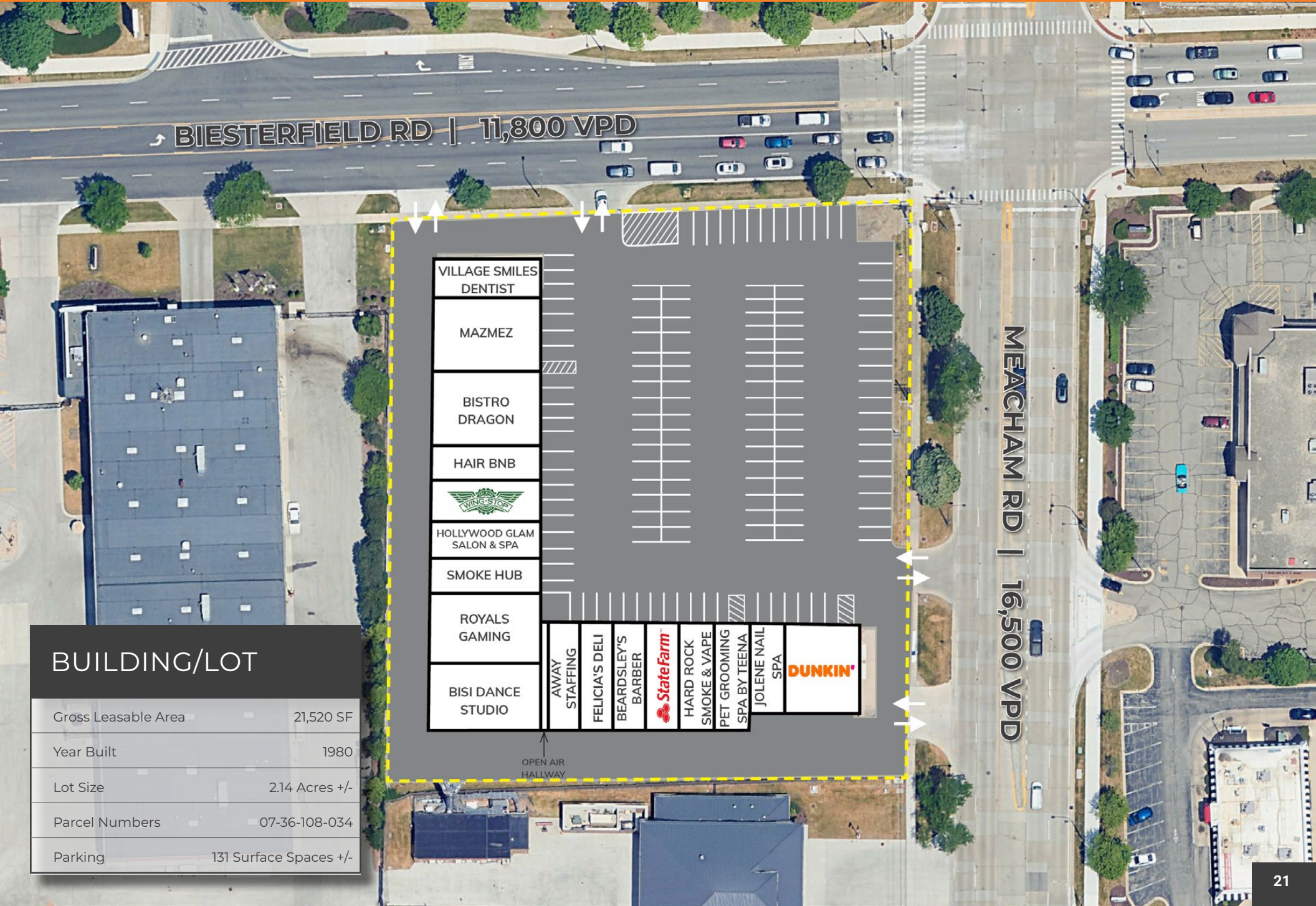
Base Rent	Current	Per SF
Occupied Space	\$399,184	\$18.55
Available Space	-	-
Gross Potential Rent	\$399,184	\$18.55
Expense Reimbursements		
Real Estate Taxes	\$106,942	\$4.97
Insurance	\$8,673	\$0.40
CAM	\$67,289	\$3.13
Management Fee	\$11,394	\$0.53
Total Expense Reimbursements	\$194,298	\$9.03
Gross Potential Income	\$593,483	\$27.58
Vacancy/Collection Allowance	(\$17,804)	(\$0.83)
Effective Gross Income	\$575,678	\$26.75
Expenses		
Real Estate Taxes	\$106,942	\$4.97
Insurance	\$8,673	\$0.40
CAM	\$67,289	\$3.13
Management Fee	\$11,394	\$0.53
Total Expenses	\$194,298	\$9.03
Net Operating Income	\$381,380	\$17.72

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Village Smiles Dentist	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
MazMez	\$8,448	\$685	\$5,316	\$900	\$9.03	\$15,349
Bistro Dragon, Inc.	\$11,430	\$927	\$7,192	\$1,218	\$9.03	\$20,766
Hair BNB	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Wing Stop	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Hollywood Glam Salon and Spa	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Smoke Hub	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Royals Gaming	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Royals Gaming	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Bisi Dance Studio	\$9,939	\$806	\$6,254	\$1,059	\$9.03	\$18,057
Away Staffing	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Felicia's Deli	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Beardsley's Barber	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
State Farm Insurance	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Hard Rock Smoke & Vape	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Pet Grooming Spa by Teena	\$4,969	\$403	\$3,127	\$529	\$9.03	\$9,029
Jolene Nail Spa	\$4,746	\$385	\$2,986	\$506	\$9.03	\$8,622
Dunkin Donuts	\$7,777	\$631	\$4,893	\$829	\$9.03	\$14,130
Total	\$106,942	\$8,673	\$67,289	\$11,394	\$9.03	\$194,298

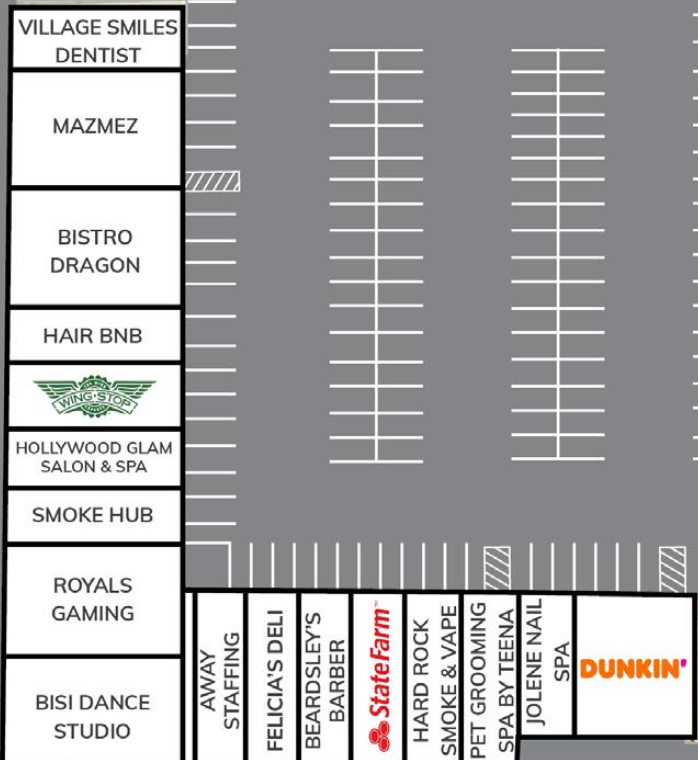


SITE PLAN



BIESTERFIELD RD | 11,800 VPD

MEACHAM RD | 16,500 VPD



BUILDING/LOT	
Gross Leasable Area	21,520 SF
Year Built	1980
Lot Size	2.14 Acres +/-
Parcel Numbers	07-36-108-034
Parking	131 Surface Spaces +/-

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Village Smiles Dentist Retail, Suite 640	1,000	4.65%	10/1/1982	9/30/2027	45 Years	Base	Current	\$1,768	\$21,218	\$21.22	-	5%	1, 3-Year	Net
						-	10/1/2026	\$1,821	\$21,855	\$21.85	3%			
						Option 1	10/1/2027	\$1,876	\$22,510	\$22.51	3%			
						-	10/1/2028	\$1,932	\$23,186	\$23.19	3%			
						-	10/1/2029	\$1,990	\$23,881	\$23.88	3%			

MazMez Retail, Suite 642	1,700	7.90%	12/15/2016	11/30/2025	9 Years	Base	Current	\$2,544	\$30,533	\$17.96	-	8%	1, 3-Year	Net
						Option 1	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						-	12/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Bistro Dragon, Inc. Retail, Suite 644	2,300	10.69%	11/1/2007	2/28/2027	19 Years	Base	Current	\$3,279	\$39,347	\$17.11	-	10%	2, 3-Year	Net
						-	3/1/2025	-	CPI	-	-			
						-	3/1/2026	-	CPI	-	-			
						Option 1	3/1/2027	-	CPI	-	-			
						-	3/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Hair BNB Retail, Suite 646	1,000	4.65%	2/1/2023	1/31/2026	3 Years	Base	Current	\$1,527	\$18,322	\$18.32	-	5%	3, 3-Year	Net
						-	2/1/2025	-	CPI	-	-			
						Option 1	2/1/2026	-	CPI	-	-			
						-	2/1/2027	-	CPI	-	-			
						-	2/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Wing Stop Retail, Suite 648	1,000	4.65%	3/1/2024	2/28/2029	5 Years	Base	Current	\$1,459	\$17,510	\$17.51	-	4%	3, 5-Year	Net
						-	3/1/2026	\$1,503	\$18,036	\$18.04	3%			
						-	3/1/2027	\$1,548	\$18,577	\$18.58	3%			
						-	3/1/2028	\$1,595	\$19,134	\$19.13	3%			
						Option 1	3/1/2029	\$1,642	\$19,708	\$19.71	3%			

Notes: Tenant will not be charged any rent for the first twelve months of the lease.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Hollywood Glam Salon and Spa Retail, Suite 650	1,000	4.65%	10/1/2022	11/30/2027	5 Years	Base	Current	\$1,399	\$16,793	\$16.79	-	4%	2, 3-Year	Net
						-	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						Option 1	12/1/2027	-	CPI	-	-			
-	12/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Smoke Hub Retail, Suite 652	1,000	4.65%	8/1/1998	7/31/2025	27 Years	Base	Current	\$1,681	\$20,175	\$20.18	-	5%	1, 3-Year	Net
						Option 1	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						-	8/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Royals Gaming Retail, Suite 654	1,000	4.65%	9/1/2016	8/31/2025	9 Years	Base	Current	\$1,749	\$20,993	\$20.99	-	5%	1, 3-Year	Net
						Option 1	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Royals Gaming Retail, Suite 656	1,000	4.65%	9/1/2016	8/31/2025	9 Years	Base	Current	\$1,166	\$13,996	\$14.00	-	3%	1, 3-Year	Net
						Option 1	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Bisi Dance Studio Retail, Suite 658-660	2,000	9.29%	9/1/2019	8/31/2025	6 Years	Base	Current	\$1,986	\$23,829	\$11.91	-	6%	2, 3-Year	Net
						Option 1	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			
						Option 2	9/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
Away Staffing Retail, Suite 662	1,000	4.65%	11/1/2023	10/31/2026	3 Years	Base	Current	\$1,561	\$18,733	\$18.73	-	5%	3, 3-Year	Net
						-	11/1/2025	-	CPI	-	-			
						Option 1	11/1/2026	-	CPI	-	-			
						-	11/1/2027	-	CPI	-	-			
-	11/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI. Tenant has the right to terminate lease at the end of year two (10/31/2025) with 90 days written notice to landlord.

Felicia's Deli Retail, Suite 664	1,000	4.65%	5/1/1989	4/30/2025	36 Years	Base	Current	\$1,579	\$18,954	\$18.95	-	5%	1, 3-Year	Net
						Option 1	5/1/2025	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Beardsley's Barber Retail, Suite 664-A	1,000	4.65%	7/1/2007	6/30/2025	18 Years	Base	Current	\$1,458	\$17,500	\$17.50	-	4%	1, 3-Year	Net
						Option 1	7/1/2025	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

State Farm Insurance Retail, Suite 668	1,000	4.65%	11/1/1992	10/31/2025	33 Years	Base	Current	\$1,950	\$23,400	\$23.40	-	6%	TBD	Net
						-	-	-	-	-	-			

Hard Rock Smoke & Vape Retail, Suite 670	1,000	4.65%	11/1/2021	10/31/2027	6 Years	Base	Current	\$1,301	\$15,611	\$15.61	-	4%	2, 3-Year	Net
						-	11/1/2025	-	CPI	-	-			
						-	11/1/2026	-	CPI	-	-			
						Option 1	11/1/2027	-	CPI	-	-			
-	11/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Pet Grooming Spa by Teena Retail, Suite 672	1,000	4.65%	6/1/2020	5/31/2025	5 Years	Base	Current	\$1,422	\$17,063	\$17.06	-	4%	TBD	Net
						-	-	-	-	-	-			

Jolene Nail Spa Retail, Suite 674-A	955	4.44%	3/1/2008	2/28/2028	20 Years	Base	Current	\$1,703	\$20,433	\$21.40	-	5%	1, 3-Year	Net
						Option 1	3/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

RENT ROLL

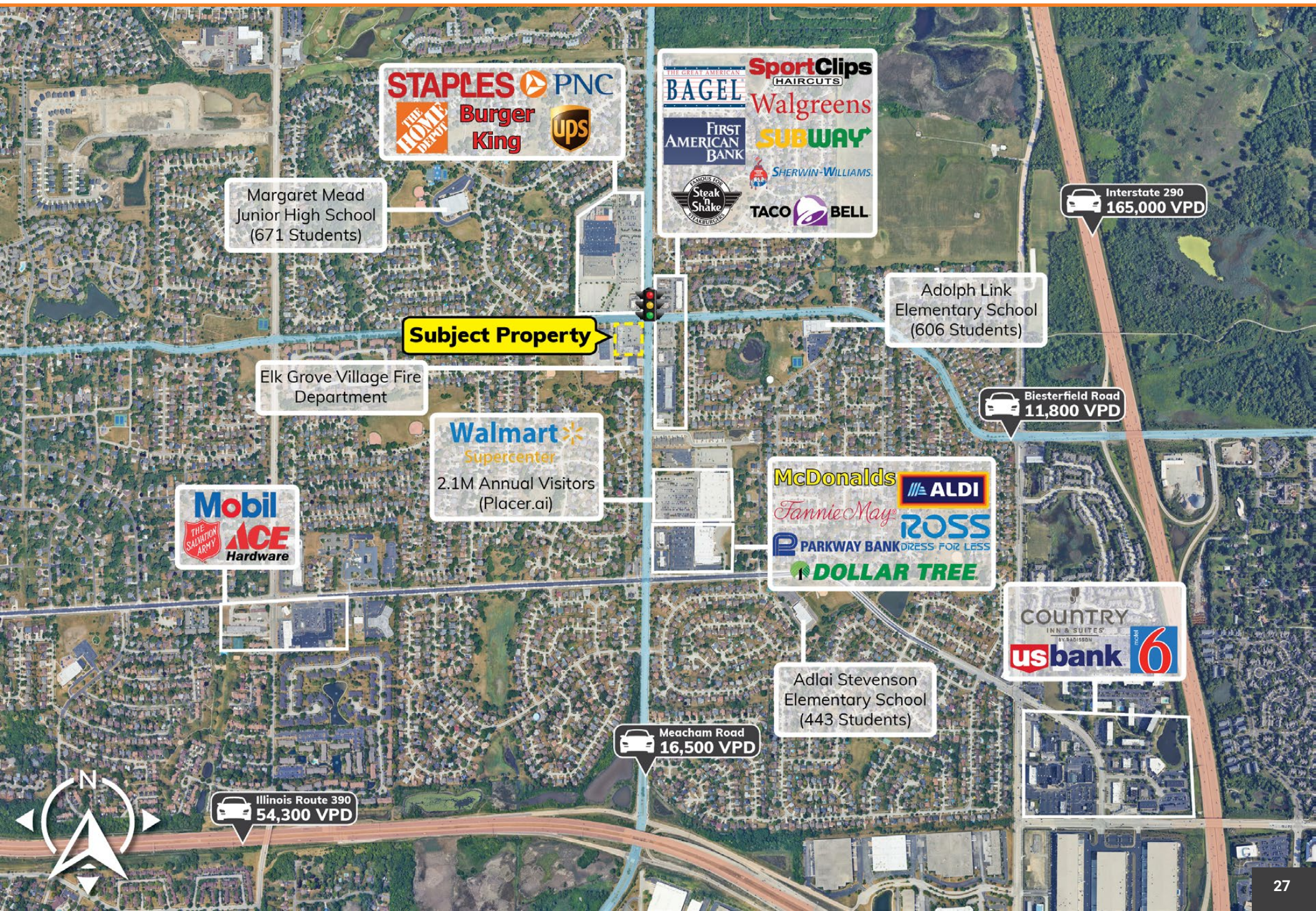
Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Dunkin Donuts Retail, Suite 674-B	1,565	7.27%	5/1/2007	12/31/2027	21 Years	Base	Current	\$3,689	\$44,274	\$28.29	-	11%	None	Net
						-	-	-	-	-	-			

Occupied	21,520	100%						\$399,184	\$18.55
Vacant	-	-						-	-
Total	21,520	100%						\$399,184	\$18.55





AERIAL



STAPLES **PNC**
THE HOME DEPOT **Burger King** **UPS**

THE GREAT AMERICAN BAGEL **SportClips HAIRCUTS**
Walgreens **SUBWAY**
FIRST AMERICAN BANK **SHERWIN-WILLIAMS**
Steak 'n Shake **TACO BELL**

Margaret Mead Junior High School (671 Students)

Interstate 290
165,000 VPD

Subject Property

Adolph Link Elementary School (606 Students)

Elk Grove Village Fire Department

Biesterfield Road
11,800 VPD

Walmart Supercenter
2.1M Annual Visitors (Placer.ai)

McDonalds **ALDI**
Fannie May **ROSS**
PARKWAY BANK **DRESS FOR LESS**
DOLLAR TREE

Mobil
THE SALVATION ARMY ACE Hardware

COUNTRY INN & SUITES BY RADISSON
usbank **6**

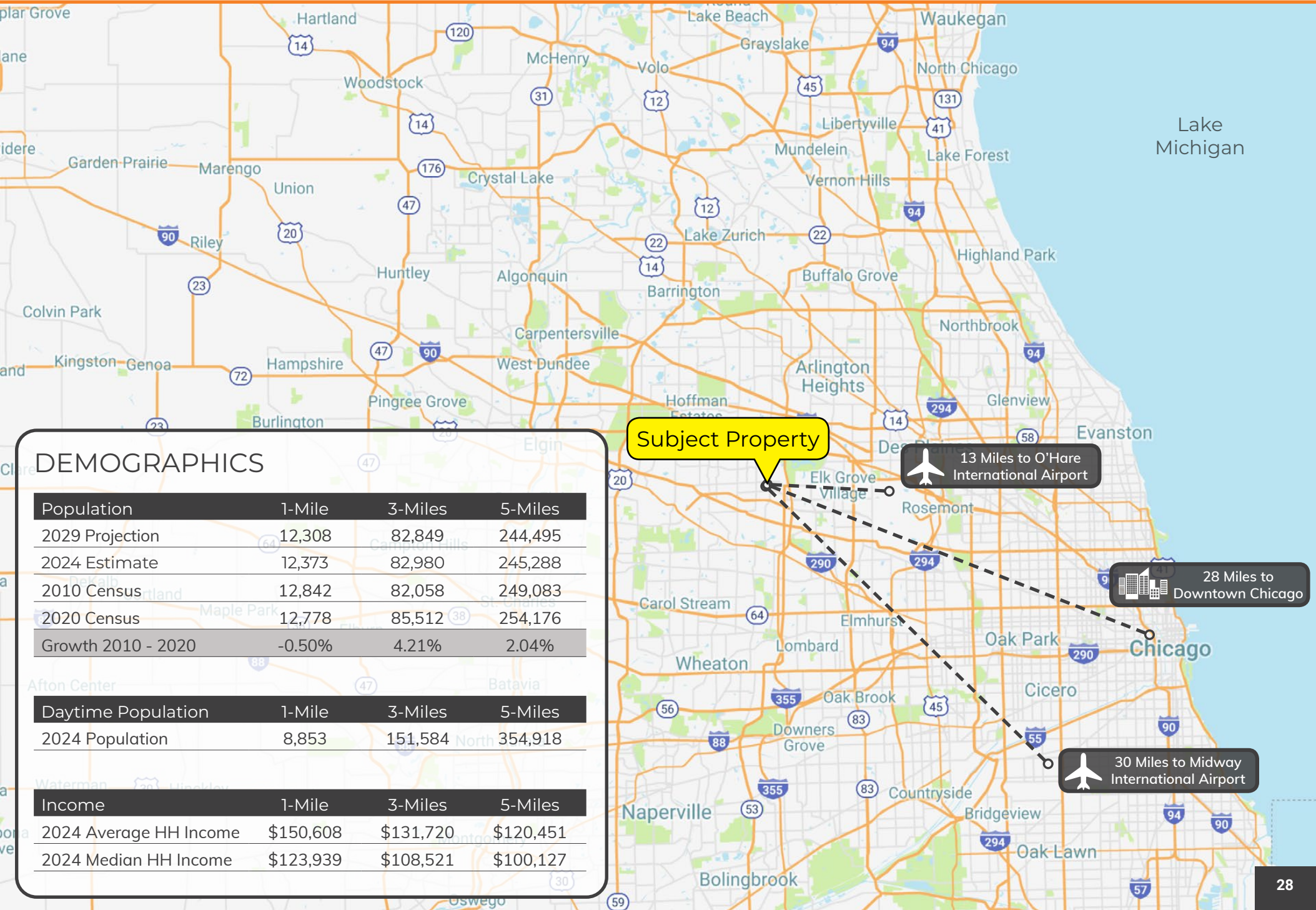
Adlai Stevenson Elementary School (443 Students)

Meacham Road
16,500 VPD

Illinois Route 390
54,300 VPD



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	12,308	82,849	244,495
2024 Estimate	12,373	82,980	245,288
2010 Census	12,842	82,058	249,083
2020 Census	12,778	85,512	254,176
Growth 2010 - 2020	-0.50%	4.21%	2.04%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	8,853	151,584	354,918

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$150,608	\$131,720	\$120,451
2024 Median HH Income	\$123,939	\$108,521	\$100,127

Subject Property

13 Miles to O'Hare International Airport

28 Miles to Downtown Chicago

30 Miles to Midway International Airport

ROSE L PLAZA

962-998 W LAKE ST, ROSELLE, IL 60172





Downtown Chicago

Walgreens ACE Hardware



Subject Property



Rodenburg Road

Lake Street
30,000 VPD

CASH FLOW YR 1 - STARTING 12/1/2025

Base Rent	Current	Per SF
Occupied Space	\$327,460	\$18.22
Available Space	\$44,400	\$19.03
Gross Potential Rent	\$371,860	\$18.31
Expense Reimbursements		
Real Estate Taxes	\$34,150	\$1.68
Insurance	\$4,459	\$0.22
CAM	\$43,399	\$2.14
Management Fee	\$7,179	\$0.35
Total Expense Reimbursements	\$89,187	\$4.39
Gross Potential Income	\$461,047	\$22.70
Vacancy/Collection Allowance	(\$44,400)	(\$2.19)
Effective Gross Income	\$416,647	\$20.51
Expenses		
Real Estate Taxes	\$54,399	\$2.68
Insurance	\$7,103	\$0.35
CAM	\$69,133	\$3.40
Management Fee	\$11,435	\$0.56
Total Expenses	\$142,070	\$7.00
Net Operating Income	\$274,577	\$13.52



REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Cousins Pizza	\$8,437	\$1,102	\$10,722	\$1,774	\$7.00	\$22,034
Eggscellent Foods, LLC	\$2,812	\$367	\$3,574	\$591	\$7.00	\$7,345
Zhenyuan Li	\$2,812	\$367	\$3,574	\$591	\$7.00	\$7,345
KT Thai Corp.	\$2,625	\$343	\$3,336	\$552	\$7.00	\$6,855
ABC Mattress	\$2,625	\$343	\$3,336	\$552	\$7.00	\$6,855
Republic Hair	\$5,250	\$685	\$6,672	\$1,104	\$7.00	\$13,710
Uma Roselle	\$9,589	\$1,252	\$12,186	\$2,016	\$7.00	\$25,042
Total	\$34,150	\$4,459	\$43,399	\$7,179	\$4.39	\$89,187



SITE PLAN



BUILDING/LOT	
Gross Leasable Area	20,310 SF
Year Built	1987
Lot Size	2.20 Acres +/-
Parcel Numbers	02-09-305-022
Parking	117 Surface Spaces +/-

LAKE ST
30,000 VPD

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
Cousins Pizza Retail, Suite 962-966	3,150	15.51%	5/1/1996	4/30/2026	30 Years	Base	Current	\$4,594	\$55,125	\$17.50	-	15%	None	Net
						-	-	-	-	-	-			
Dearborn Construction Office, Suite A-968A	350	1.72%	4/1/2020	3/31/2027	7 Years	Base	Current	\$3,401	\$40,815	\$116.61	-	11%	None	Gross
						-	-	-	-	-	-			
Discount Insurance Agency Office, Suite A-100	350	1.72%	9/13/2010	10/31/2025	15 Years	Base	Current	\$575	\$6,900	\$19.71	-	2%	None	Gross
						-	-	-	-	-	-			
Notes: Landlord has the option to terminate the lease by giving tenant 30 days notice.														
Love Botanics Office, Suite A-101	350	1.72%	10/1/2022	9/30/2025	3 Years	Base	Current	\$540	\$6,480	\$18.51	-	2%	None	Gross
						-	-	-	-	-	-			
Karountzoz Inc. Office, Suite A-102	350	1.72%	2/10/2014	4/30/2026	12 Years	Base	Current	\$385	\$4,620	\$13.20	-	1%	None	Gross
						-	-	-	-	-	-			
Get Freight Office, Suite A-103	350	1.72%	2/20/2023	2/28/2026	3 Years	Base	Current	\$400	\$4,800	\$13.71	-	1%	None	Gross
						-	-	-	-	-	-			
Why Weight Center Office, Suite A-104	350	1.72%	7/1/2012	6/30/2025	13 Years	Base	Current	\$380	\$4,560	\$13.03	-	1%	None	Gross
						-	-	-	-	-	-			
Notes: Landlord has the option to terminate the lease by giving tenant 30 days notice.														
Vacant Office, Suite A-105	350	1.72%	-	-	-	Base	Current	\$525	\$6,300	\$18.00	-	2%	-	Gross
						-	-	-	-	-	-			

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
DV Skin Solutions Office, Suite A-106	350	1.72%	4/1/2022	3/31/2026	4 Years	Base	Current	\$400	\$4,800	\$13.71	-	1%	None	Gross
						-	-	-	-	-	-			

Notes: Lease can be terminated with 30 days written notice.

Vacant Office, Suite A-107	350	1.72%	-	-	-	Base	Current	\$525	\$6,300	\$18.00	-	2%	-	Gross
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Vacant Office, Suite A-108	350	1.72%	-	-	-	Base	Current	\$525	\$6,300	\$18.00	-	2%	-	Gross
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Vacant Office, Suite A-109	350	1.72%	-	-	-	Base	Current	\$525	\$6,300	\$18.00	-	2%	-	Gross
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Pleasant Home Care Services Office, Suite A-110	350	1.72%	4/1/2022	MTM	-	Base	Current	\$275	\$3,300	\$9.43	-	1%	None	Gross
						-	-	-	-	-	-			

Notes: This is a month-to-month lease. Either party can terminate lease with 30 days written notice.

Bakery Retail, Suite 976	1,050	5.17%	4/1/2025	3/31/2028	3 Years	Base	Current	\$1,313	\$15,750	\$15.00	-	4%	2, 5-Year	Net
						-	4/1/2026	-	CPI	-	-			
						-	4/1/2027	-	CPI	-	-			
						Option 1	4/1/2028	-	CPI	-	-			
						-	4/1/2029	-	CPI	-	-			

Notes: Once tenant receives occupancy from village, tenant will not be charged any rent for three months. The remainder of base term rent and option period rent to be determined by the CPI.

Artisti Flowers Office, Suite B-101	467	2.30%	1/1/2007	MTM	-	Base	Current	\$650	\$7,800	\$16.71	-	2%	None	Gross
						-	-	-	-	-	-			

Notes: Landlord has the option to terminate the lease by giving tenant 30 days notice.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Vacant Office, Suite B-103	467	2.30%	-	-	-	Base	Current	\$700	\$8,400	\$18.00	-	2%	None	Gross
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Vacant Office, Suite B-105-107	467	2.30%	-	-	-	Base	Current	\$900	\$10,800	\$23.14	-	3%	-	Gross
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Zhenyuan Li Retail, Suite 980	1,050	5.17%	6/1/2025	5/31/2028	3 Years	Base	Current	\$1,313	\$15,750	\$15.00	-	4%	3, 3-Year	Net
						-	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						Option 1	6/1/2028	-	CPI	-	-			
						-	6/1/2029	-	CPI	-	-			

Notes: Tenant will not be charged any rent for the first three months of the lease. The remainder of base term rent and option rent to be determined by the CPI.

KT Thai Retail, Suite 982	980	4.83%	7/1/2022	6/30/2025	3 Years	Base	Current	\$1,210	\$14,520	\$14.82	-	4%	3, 3-Year	Net
						Option 1	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			
						-	7/1/2027	-	CPI	-	-			
						Option 2	7/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

On Time Medical Billing Office, Suite C-102	327	1.61%	5/1/2024	5/31/2025	1 Years	Base	Current	\$575	\$6,900	\$21.12	-	2%	None	Gross
						-	-	-	-	-	-			

U Pick Auto Sales, Inc. Office, Suite C-106	327	1.61%	1/1/2024	12/31/2025	2 Years	Base	Current	\$500	\$6,000	\$18.37	-	2%	None	Gross
						-	-	-	-	-	-			

Compufix Office, Suite C-104	327	1.61%	7/1/2017	1/31/2026	9 Years	Base	Current	\$675	\$8,100	\$24.80	-	2%	None	Gross
						-	-	-	-	-	-			

Notes: Landlord has the option to terminate the lease by giving tenant 30 days notice.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
The Written Word Office, Suite C-108	327	1.61%	12/1/2001	3/31/2026	24 Years	Base	Current	\$625	\$7,500	\$22.96	-	2%	None	Gross
						-	-	-	-	-	-			

Notes: Landlord has the option to terminate the lease by giving tenant 30 days notice.

The Law Office of Afshan Khan Esq. Office, Suite C-110	327	1.61%	4/1/2022	3/31/2026	4 Years	Base	Current	\$525	\$6,300	\$19.29	-	2%	None	Gross
						-	-	-	-	-	-			

Kenyall Williams Office, Suite C-112	327	1.61%	7/6/2022	7/31/2025	3 Years	Base	Current	\$505	\$6,060	\$18.55	-	2%	None	Gross
						-	-	-	-	-	-			

ABC Mattress Retail, Suite 988	980	4.83%	5/1/2024	4/30/2027	3 Years	Base	Current	\$1,225	\$14,700	\$15.00	-	4%	3, 3-Year	Net
						-	5/1/2025	-	CPI	-	-			
						-	5/1/2026	-	CPI	-	-			
						Option 1	5/1/2027	-	CPI	-	-			
						-	5/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Republic Hair Retail, Suite 990-992	1,960	9.65%	4/1/2022	4/30/2025	3 Years	Base	Current	\$2,450	\$29,400	\$15.00	-	8%	3, 3-Year	Net
						Option 1	5/1/2025	-	CPI	-	-			
						-	5/1/2026	-	CPI	-	-			
						-	5/1/2027	-	CPI	-	-			
						Option 2	5/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Umai Roselle Retail, Suite 994-998	3,580	17.63%	4/1/2024	3/31/2029	5 Years	Base	Current	\$4,773	\$57,280	\$16.00	-	15%	2, 5-Year	Net
						-	4/1/2026	-	CPI	-	-			
						Option 1	4/1/2029	-	CPI	-	-			

Notes: The remainder of base rent and option period rent to be determined by the CPI.

Occupied	17,977	89%						\$327,460	\$18.22
Vacant	2,333	11%						\$44,400	\$19.03
Total	20,310	100%						\$371,860	\$18.31



AERIAL



Gary Avenue
18,800 VPD

Bowlero

Subject Property

bp
Walgreens
jiffylube ACE
Hardware

Public Storage

JetBrite
CAR WASH

WELLS FARGO

WINTRUST

Lake Street
30,000 VPD

MARIANO'S
Party City
TACO BELL
HomeGoods
Wendy's
BUFFALO WILD WINGS
Tj-maxx
SUPERCUTS
SHOE
CARNIVAL
CHASE
planet fitness
Calver's
McDonalds

BELLE
TIRE

Erickson Elementary
School
(487 Students)

meijer
1.3M Annual Visitors
(Placer.ai)

Schick Road
12,000 VPD

WOODMAN'S
MARKETS
1.7M Annual Visitors
(Placer.ai)

KOHL'S

UNITED STATES
POSTAL SERVICE



REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	11,618	89,149	276,575
2024 Estimate	11,615	89,321	277,493
2010 Census	12,274	91,799	286,882
2020 Census	12,058	92,601	287,313

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	9,076	88,305	244,461

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$146,440	\$125,816	\$123,472
2024 Median HH Income	\$121,636	\$102,763	\$103,683

Subject Property

19 Miles to O'Hare International Airport

28 Miles to Downtown Chicago

29 Miles to Midway International Airport

LCD PLAZA

910 W LAKE ST, ROSELLE, IL 60172





Downtown Chicago

Walgreens ACE Hardware



Subject Property

Mobil

NAPA AUTO PARTS

Rodenburg Road

Lake Street
30,000 VPD

CASH FLOW YR 1 - STARTING 12/1/2025

Base Rent	Current	Per SF
Occupied Space	\$107,362	\$15.12
Available Space	\$13,500	\$15.00
Gross Potential Rent	\$120,862	\$15.11
Expense Reimbursements		
Real Estate Taxes	\$17,409	\$2.18
Insurance	\$2,459	\$0.31
CAM	\$9,506	\$1.19
Management Fee	\$1,795	\$0.22
Total Expense Reimbursements	\$31,168	\$3.90
Gross Potential Income	\$152,030	\$19.00
Vacancy/Collection Allowance	(\$13,500)	(\$1.69)
Effective Gross Income	\$138,530	\$17.32
Expenses		
Real Estate Taxes	\$19,615	\$2.45
Insurance	\$2,770	\$0.35
CAM	\$10,711	\$1.34
Management Fee	\$2,022	\$0.25
Total Expenses	\$35,119	\$4.39
Net Operating Income	\$103,411	\$12.93



REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Better Express, LLC	\$2,452	\$346	\$1,339	\$253	\$4.39	\$4,390
Vacant	-	-	-	-	-	-
Dr. Richard Schmit	\$2,697	\$381	\$1,473	\$278	\$4.39	\$4,829
Premier Financial Network & Tax Advisors	\$2,452	\$346	\$1,339	\$253	\$4.39	\$4,390
Cellular Music Therapy	\$2,452	\$346	\$1,339	\$253	\$4.39	\$4,390
Cellular Music Therapy	\$2,452	\$346	\$1,339	\$253	\$4.39	\$4,390
Abic USA	\$4,904	\$693	\$2,678	\$506	\$4.39	\$8,780
Total	\$17,409	\$2,459	\$9,506	\$1,795	\$3.90	\$31,168



SITE PLAN



BUILDING/LOT	
Gross Leasable Area	8,000 SF
Year Built	1992
Lot Size	0.73 Acres +/-
Parcel Numbers	02-09-305-023
Parking	32 Surface Spaces +/-

LAKE ST | 30,000 VPD

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
Better Express, LLC Retail, Suite 102	1,000	12.50%	8/1/2023	7/31/2025	2 Years	Base	Current	\$1,245	\$14,935	\$14.94	-	12%	2, 2-Year	Net
						Option 1	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						Option 2	8/1/2027	-	CPI	-	-			
-	8/1/2028	-	CPI	-	-									

Notes: The option period rent to be determined by the CPI with a maximum increase of three percent each year.

Vacant Retail, Suite 104	900	11.25%	-	-	-	Base	Current	\$1,125	\$13,500	\$15.00	-	11%	-	Net
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Dr. Richard Schmit Retail, Suite 106	1,100	13.75%	11/1/2001	10/31/2027	26 Years	Base	Current	\$1,972	\$23,662	\$21.51	-	19%	1, 3-Year	Net
						-	11/1/2025	-	CPI	-	-			
						-	11/1/2026	-	CPI	-	-			
						Option 1	11/1/2027	-	CPI	-	-			
-	11/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Premier Financial Network & Tax Advisors Retail, Suite 108	1,000	12.50%	2/1/2021	8/31/2026	6 Years	Base	Current	\$1,290	\$15,475	\$15.47	-	13%	None	Net
						-	9/1/2025	-	CPI	-	-			

Notes: The remainder of base term rent to be determined by the CPI.

Cellular Music Therapy Retail, Suite 110	1,000	12.50%	12/1/2021	11/30/2027	6 Years	Base	Current	\$1,137	\$13,645	\$13.64	-	11%	2, 3-Year	Net
						-	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						Option 1	12/1/2027	-	CPI	-	-			
-	12/1/2028	-	CPI	-	-									

Notes: Tenant may terminate lease at end of first year (12/1/2025) and second year (12/1/2026) with 60 days written notice to landlord. The remainder of base term rent and option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Cellular Music Therapy Retail, Suite 112	1,000	12.50%	9/1/2022	11/30/2027	5 Years	Base	Current	\$1,137	\$13,645	\$13.64	-	11%	2, 3-Year	Net
						-	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						Option 1	12/1/2027	-	CPI	-	-			
-	12/1/2028	-	CPI	-	-									

Notes: Tenant may terminate lease at end of first year (12/1/2025) and second year (12/1/2026) with 60 days written notice to landlord. The remainder of base term rent and option period rent to be determined by the CPI.

Abic USA Retail, Suite 114-116	2,000	25.00%	6/1/2025	5/31/2028	3 Years	Base	Current	\$2,167	\$26,000	\$13.00	-	22%	3, 3-Year	Net
						-	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						Option 1	6/1/2028	-	CPI	-	-			
-	6/1/2029	-	CPI	-	-									

Tenant will receive base rent discount for 12-months in the amount of \$637.06. Tenant can request to terminate lease by the 12th month of the base term, with an advanced 90-day written notice. The remainder of base term rent and option period rent to be determined by the CPI.

Occupied	7,100	89%					\$107,362	\$15.12
Vacant	900	11%					\$13,500	\$15.00
Total	8,000	100%					\$120,862	\$15.11





AERIAL



Bowlero



Gary Avenue
18,800 VPD

Subject Property



WINTRUST

Lake Street
30,000 VPD



Erickson Elementary School
(487 Students)

meijer
1.3M Annual Visitors
(Placer.ai)

Schick Road
12,000 VPD

WOODMAN'S
MARKETS
1.7M Annual Visitors
(Placer.ai)

KOHL'S



REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	11,618	89,149	276,575
2024 Estimate	11,615	89,321	277,493
2010 Census	12,274	91,799	286,882
2020 Census	12,058	92,601	287,313

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	9,076	88,305	244,461

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$146,440	\$125,816	\$123,472
2024 Median HH Income	\$121,636	\$102,763	\$103,683

Subject Property

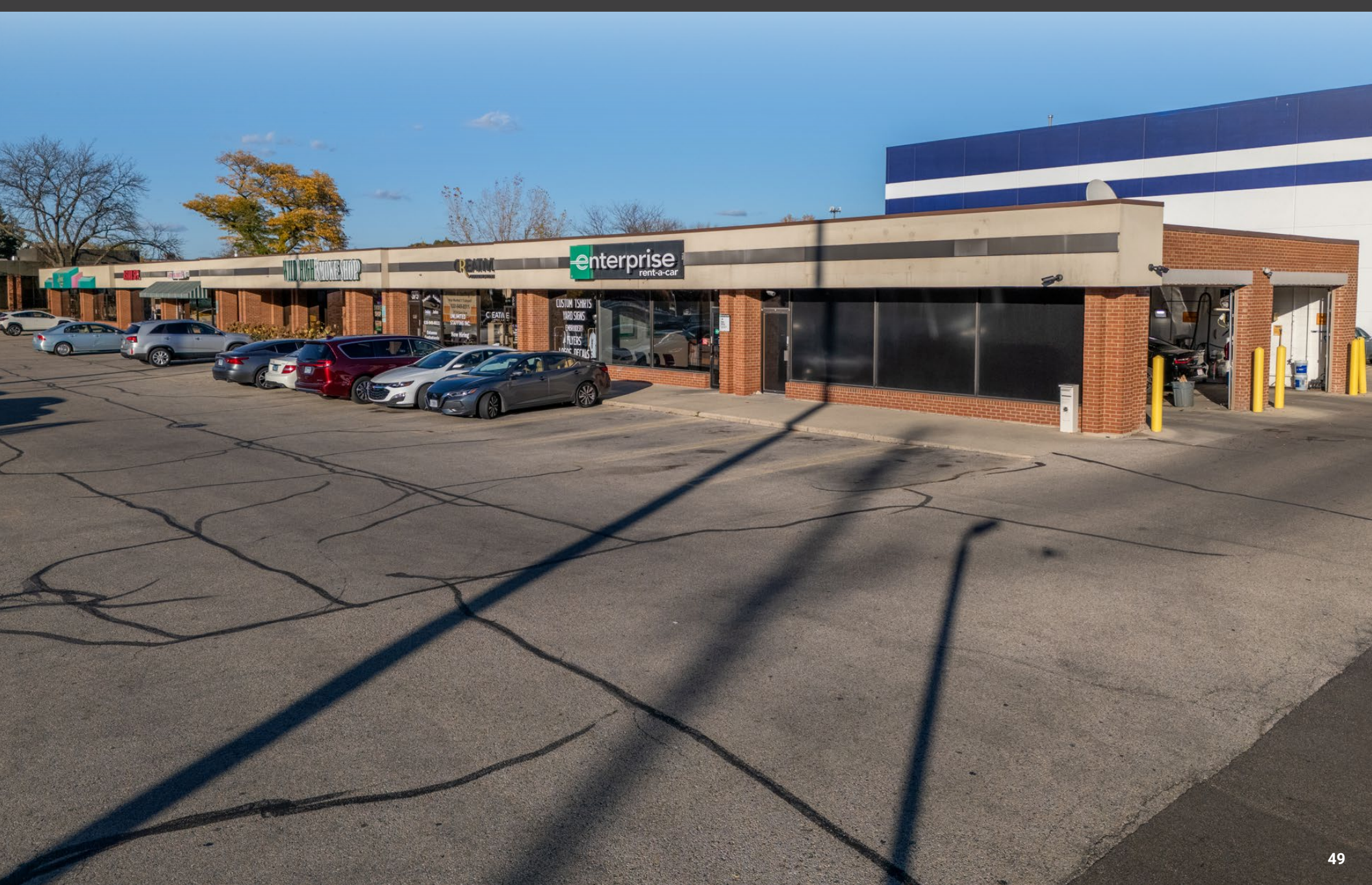
19 Miles to O'Hare International Airport

28 Miles to Downtown Chicago

29 Miles to Midway International Airport

PRIME PLAZA

371-387 N GARY AVE, CAROL STREAM, IL 60188



Bloomingdale Square
1.9M Annual Visitors
(Placer.ai)

Bloomingdale Court
8.5M Annual Visitors
(Placer.ai)

wayfair
Warehouse

HEARTHSIDE

ups

Owens
& Minor

UNITED STATES
POSTAL SERVICE

Benjamin
Moore
Paints
Manufacturing

Mercedes-Benz

INTERNATIONAL PAPER

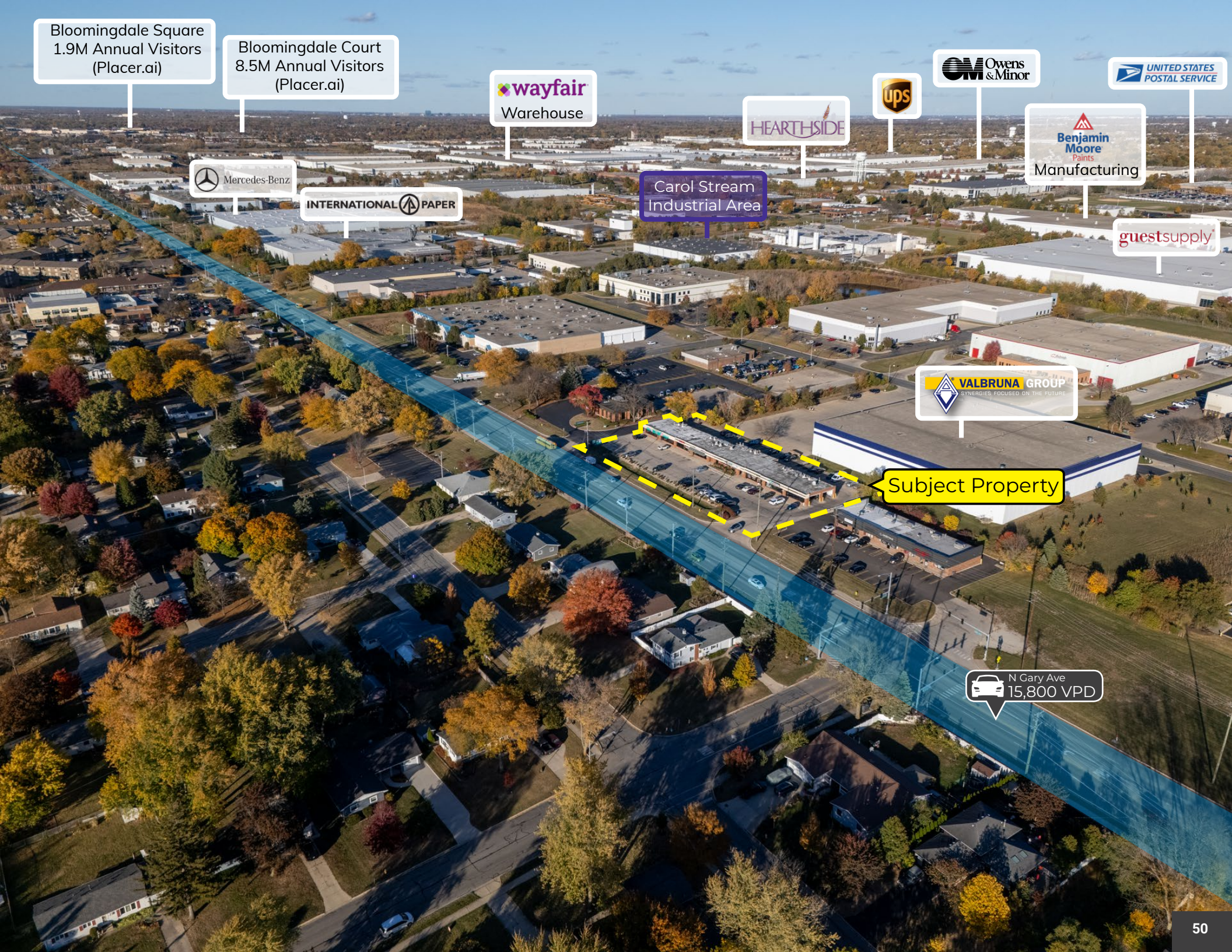
Carol Stream
Industrial Area

guestsupply

VALBRUNA GROUP
SYNERGIES FOCUSED ON THE FUTURE

Subject Property

N Gary Ave
15,800 VPD



CASH FLOW YR 1 - STARTING 12/1/2025

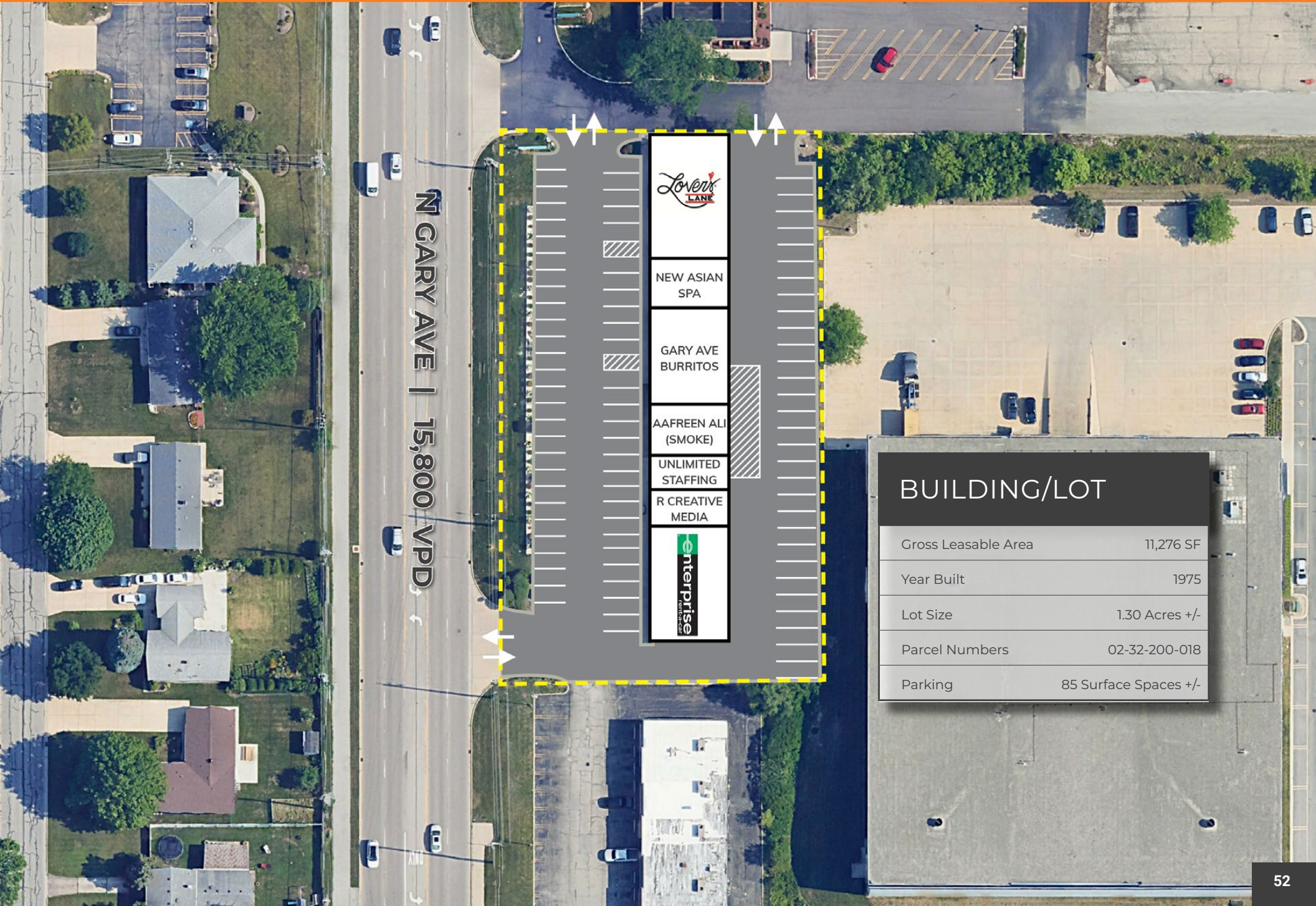
Base Rent	Current	Per SF
Occupied Space	\$188,119	\$16.68
Available Space	-	-
Gross Potential Rent	\$188,119	\$16.68
Expense Reimbursements		
Real Estate Taxes	\$39,771	\$3.53
Insurance	\$3,638	\$0.32
CAM	\$15,737	\$1.40
Management Fee	\$2,906	\$0.26
Total Expense Reimbursements	\$62,053	\$5.50
Gross Potential Income	\$250,023	\$22.17
Vacancy/Collection Allowance	(\$7,501)	(\$0.67)
Effective Gross Income	\$242,523	\$21.51
Expenses		
Real Estate Taxes	\$39,771	\$3.53
Insurance	\$3,638	\$0.32
CAM	\$15,737	\$1.40
Management Fee	\$2,906	\$0.26
Total Expenses	\$62,053	\$5.50
Net Operating Income	\$180,614	\$16.02

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Enterprise Rent-A-Car	\$7,534	\$689	\$2,981	\$551	\$5.50	\$11,755
R Creative Media	\$3,143	\$287	\$1,243	\$230	\$5.50	\$4,903
Unlimited Staffing	\$2,596	\$237	\$1,027	\$190	\$5.50	\$4,050
Aafreen Ali (Smoke)	\$4,455	\$408	\$1,763	\$326	\$5.50	\$6,950
Gary Ave Burritos	\$4,409	\$403	\$1,745	\$322	\$5.50	\$6,879
Gary Ave Burritos	\$4,409	\$403	\$1,745	\$322	\$5.50	\$6,879
New Asian Spa	\$4,409	\$403	\$1,745	\$322	\$5.50	\$6,879
Lover's Lane	\$8,818	\$807	\$3,489	\$644	\$5.50	\$13,758
Total	\$39,771	\$3,638	\$15,737	\$2,906	\$5.50	\$62,053



SITE PLAN



N GARY AVE | 15,800 VPD


 NEW ASIAN SPA
 GARY AVE BURRITOS
 AAFREEN ALI (SMOKE)
 UNLIMITED STAFFING
 R CREATIVE MEDIA


BUILDING/LOT	
Gross Leasable Area	11,276 SF
Year Built	1975
Lot Size	1.30 Acres +/-
Parcel Numbers	02-32-200-018
Parking	85 Surface Spaces +/-

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Enterprise Rent-A-Car Retail, Suite 371	2,136	18.94%	1/1/2000	2/28/2030	30 Years	Base	Current	\$3,723	\$44,679	\$20.92	-	24%	2, 5-Year	Net
						-	3/1/2026	\$3,798	\$45,573	\$21.34	2%			
						-	3/1/2027	\$3,874	\$46,485	\$21.76	2%			
						-	3/1/2028	\$3,951	\$47,414	\$22.20	2%			
						-	3/1/2029	\$4,030	\$48,363	\$22.64	2%			

Notes: Tenant has a right to terminate the lease with three months written notice to landlord. If tenant terminates, tenant shall pay to landlord a termination fee equal to three months base rent plus three months additional rent.

R Creative Media Retail, Suite 373	891	7.90%	10/1/2022	2/28/2025	2 Years	Base	Current	\$1,157	\$13,883	\$15.58	-	7%	3, 3-Year	Net
						Option 1	3/1/2025	-	CPI	-	-			
						-	3/1/2026	-	CPI	-	-			
						-	3/1/2027	-	CPI	-	-			
						Option 2	3/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Unlimited Staffing Retail, Suite 375	736	6.53%	1/1/2020	12/31/2025	6 Years	Base	Current	\$1,088	\$13,054	\$17.74	-	7%	2, 3-Year	Net
						Option 1	1/1/2026	-	CPI	-	-			
						-	1/1/2027	-	CPI	-	-			
						-	1/1/2028	-	CPI	-	-			
						Option 2	1/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Aafreen Ali (Smoke) Retail, Suite 377	1,263	11.20%	8/1/2022	8/31/2025	3 Years	Base	Current	\$1,579	\$18,945	\$15.00	-	10%	3, 3-Year	Net
						Option 1	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			
						Option 2	9/1/2028	-	CPI	-	-			

Notes: There is a monthly rent credit of \$200.34 through the base term. The option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Gary Ave Burritos Retail, Suite 379	1,250	11.09%	11/1/2019	5/31/2025	6 Years	Base	Current	\$1,636	\$19,626	\$15.70	-	10%	2, 3-Year	Net
						Option 1	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						Option 2	6/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Gary Ave Burritos Retail, Suite 381	1,250	11.09%	6/1/2010	5/31/2025	15 Years	Base	Current	\$1,707	\$20,482	\$16.39	-	11%	2, 3-Year	Net
						Option 1	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						Option 2	6/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

New Asian Spa Retail, Suite 383	1,250	11.09%	2/1/2023	1/31/2026	3 Years	Base	Current	\$1,711	\$20,529	\$16.42	-	11%	3, 3-Year	Net
						Option 1	2/1/2026	-	CPI	-	-			
						-	2/1/2027	-	CPI	-	-			
						-	2/1/2028	-	CPI	-	-			
						Option 2	2/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Lover's Lane Retail, Suite 385-387	2,500	22.17%	1/1/2001	2/28/2025	24 Years	Base	Current	\$3,021	\$36,250	\$14.50	-	19%	TBD	Net
						-	-	-	-	-	-			

Notes: Tenant has the option to lease the additional adjacent space at terms and conditions of existing lease.

Occupied	11,276	100%						\$188,119	\$16.68				
Vacant	-	-						-	-				
Total	11,276	100%						\$188,119	\$16.68				



AERIAL



Jewel-Osco
Great Clips
SUBWAY
CFX

LOWE'S

Starbucks
Speedway
amazon fresh
goodwill
petco
MATTRESS FIRM

Glenbard North High School
(2,162 Students)

Bloomingdale Square
1.9M Annual Visitors
(Placer.ai)
POKE BROS.
MICHAELS
noodles
CHIPOTLE
Cosmo Prof
The UPS Store
Jollibee

Bloomingdale Court
8.5M Annual Visitors
(Placer.ai)
Cane's
BEST BUY
FRUITFUL YIELD
JOANN
Panera
macy's
ULTA
BREAD
verizon
DICK'S SPORTING GOODS
ROSS
Walmart Supercenter
DOLLAR TREE
Chick-fil-A
Spinnery

PANDA EXPRESS
crumbl cookies
TARGET
VASA FITNESS
VCF
VALUE CITY FURNITURE

Roy De Shane Elementary School
(193 Students)

N Gary Ave
15,800 VPD

Carol Stream Public Library

Fullerton Ave
5,900 VPD

Walgreens

College of DuPage
Carol Stream Center

UNITED STATES POSTAL SERVICE

Carol Stream Elementary School
(323 Students)

Jay Stream Middle School
(505 Students)

Schmale Road
14,500 VPD

Subject Property



REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	9,126	102,066	247,277
2024 Estimate	9,097	102,144	247,737
2010 Census	8,779	104,449	253,620
2020 Census	9,416	104,694	254,430
Growth 2010 - 2020	7.26%	0.23%	0.32%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	10,639	103,186	241,922

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$112,632	\$132,486	\$137,070
2024 Median HH Income	\$92,967	\$111,016	\$113,639

Subject Property

20 Miles to O'Hare International Airport

30 Miles to Downtown Chicago

33 Miles to Midway International Airport

VALLEY LAKE PLAZA

381-437 N. WILSON RD, ROUND LAKE, IL 60073



 N Wilson Road
7,850 VPD

Subject Property

CASH FLOW YR 1 - STARTING 12/1/2025

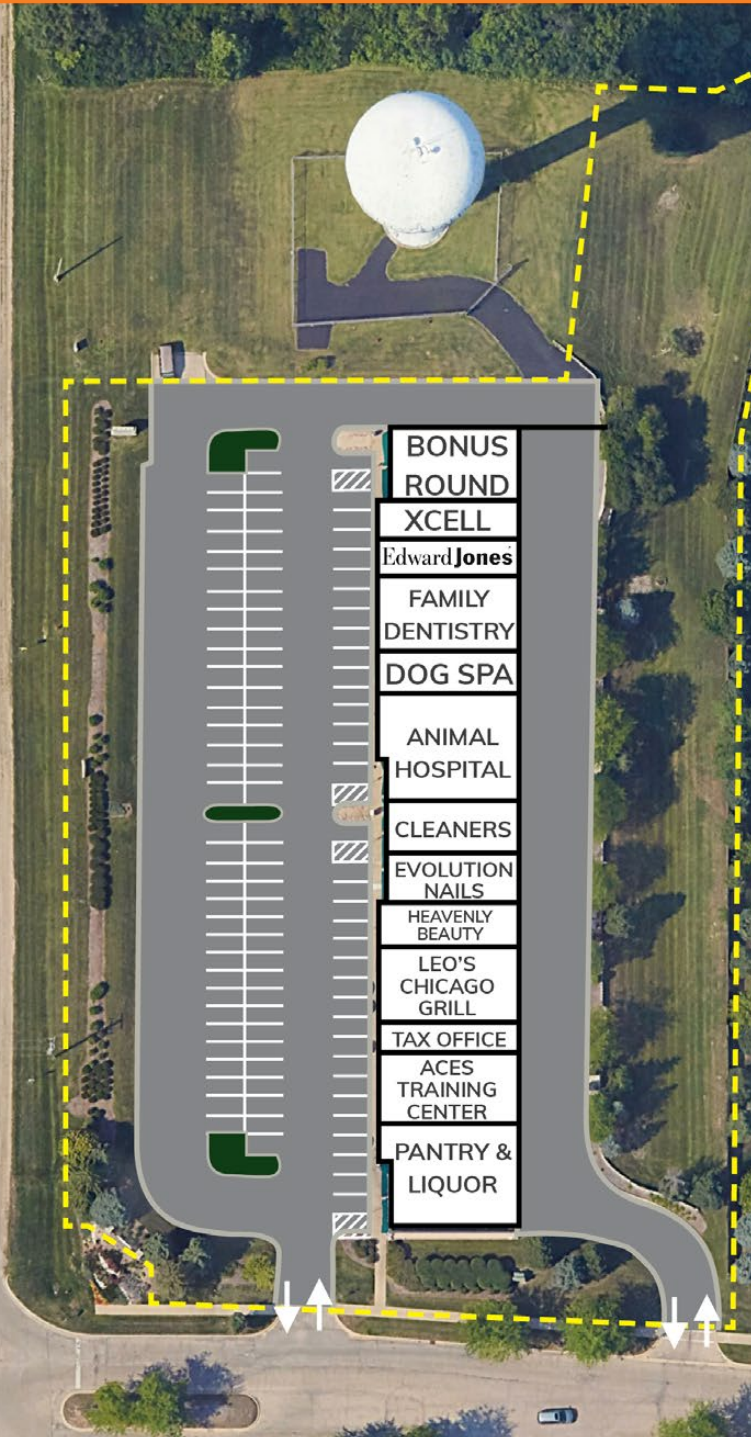
Base Rent	Current	Per SF
Occupied Space	\$416,940	\$18.58
Available Space	-	-
Gross Potential Rent	\$416,940	\$18.58
Expense Reimbursements		
Real Estate Taxes	\$70,295	\$3.13
Insurance	\$6,287	\$0.28
CAM	\$51,280	\$2.29
Management Fee	\$8,635	\$0.38
Total Expense Reimbursements	\$136,496	\$6.08
Effective Gross Income	\$553,436	\$24.66
Expenses		
Real Estate Taxes	\$70,295	\$3.13
Insurance	\$6,287	\$0.28
CAM	\$51,280	\$2.29
Management Fee	\$8,635	\$0.38
Total Expenses	\$136,496	\$6.08
Net Operating Income	\$416,940	\$18.58

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Valley Lake Grocery & Liquor	\$9,586	\$857	\$6,993	\$1,177	\$6.08	\$18,613
Aces Training Center	\$7,581	\$678	\$5,530	\$931	\$6.08	\$14,720
Tax Office, Inc.	\$2,005	\$179	\$1,463	\$246	\$6.08	\$3,893
Leo's Chicago Style Grill	\$6,390	\$572	\$4,662	\$785	\$6.08	\$12,409
Heavenly Beauty Studio	\$3,195	\$286	\$2,331	\$392	\$6.08	\$6,204
Evolution Nail Spa	\$4,793	\$429	\$3,496	\$589	\$6.08	\$9,307
Valley Lake Cleaners	\$4,793	\$429	\$3,496	\$589	\$6.08	\$9,307
Midwest Veterinarian Partners	\$9,586	\$857	\$6,993	\$1,177	\$6.08	\$18,613
Dog Fancy Pet Spa	\$3,195	\$286	\$2,331	\$392	\$6.08	\$6,204
MB2 Dental	\$6,390	\$572	\$4,662	\$785	\$6.08	\$12,409
Edward Jones	\$3,195	\$286	\$2,331	\$392	\$6.08	\$6,204
Xcell Wireless	\$3,195	\$286	\$2,331	\$392	\$6.08	\$6,204
Bonus Round Pizza & Gaming	\$6,390	\$572	\$4,662	\$785	\$6.08	\$12,409
Total	\$70,295	\$6,287	\$51,280	\$8,635	\$6.08	\$136,496



N WILSON RD | 7,850 VPD



BUILDING/LOT	
Gross Leasable Area	22,440 SF
Year Built	2004
Lot Size	3.35 Acres +/-
Parcel Numbers	05-25-116-047
Parking	102 Surface Spaces +/-

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Valley Lake Grocery & Liquor Retail, Suite 381-387	3,060	13.64%	8/1/2003	7/31/2026	23 Years	Base	Current	\$4,654	\$55,845	\$18.25	-	13%	3, 3-Year	Net
						Option 1	8/1/2026	-	CPI	-	-			
						Option 2	8/1/2029	-	CPI	-	-			
						Option 3	8/1/2031	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Aces Training Center Retail, Suite 389-391	2,420	10.78%	10/1/2022	12/31/2025	3 Years	Base	Current	\$3,428	\$41,140	\$17.00	-	10%	3, 3-Year	Net
						Option 1	1/1/2026	-	CPI	-	-			
						-	1/1/2027	-	CPI	-	-			
						-	1/1/2028	-	CPI	-	-			
						Option 2	1/1/2029	-	CPI	-	-			

Notes: There is monthly rent credit of \$201.66 through end of base term. The option period rent to be determined by the CPI.

Tax Office, Inc. Retail, Suite 395	640	2.85%	1/1/2012	12/31/2026	15 Years	Base	Current	\$1,089	\$13,072	\$20.42	-	3%	1, 5-Year	Net
						-	1/1/2026	-	CPI	-	-			
						Option 1	1/1/2027	-	CPI	-	-			
						-	1/1/2028	-	CPI	-	-			
						-	1/1/2029	-	CPI	-	-			

Notes: Tax office is leaving 4/30/2025. New tenant signed lease for 5/1/2025 but pending terms.

Leo's Chicago Style Grill Retail, Suite 397-399	2,040	9.09%	7/1/2016	6/30/2025	9 Years	Base	Current	\$3,271	\$39,246	\$19.24	-	9%	1, 3-Year	Net
						Option 1	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			
						-	7/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Heavenly Beauty Studio Retail, Suite 403	1,020	4.55%	1/1/2025	12/31/2027	3 Years	Base	Current	\$1,445	\$17,340	\$17.00	-	4%	TBD	Net
						-	-	-	-	-	-			

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Evolution Nail Spa Retail, Suite 405	1,530	6.82%	12/1/2022	11/30/2027	5 Years	Base	Current	\$2,398	\$28,774	\$18.81	-	7%	3, 3-Year	Net
						-	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						Option 1	12/1/2027	-	CPI	-	-			
-	12/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Valley Lake Cleaners Retail, Suite 409	1,530	6.82%	4/1/2021	3/31/2027	6 Years	Base	Current	\$1,913	\$22,950	\$15.00	-	6%	2, 3-Year	Net
						-	4/1/2025	-	CPI	-	-			
						-	4/1/2026	-	CPI	-	-			
						Option 1	4/1/2027	-	CPI	-	-			
-	4/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Midwest Veterinarian Partners Retail, Suite 413-417	3,060	13.64%	6/1/2018	5/31/2027	9 Years	Base	Current	\$5,434	\$65,207	\$21.31	-	16%	1, 3-Year	Net
						-	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			
						Option 1	6/1/2027	-	CPI	-	-			
-	6/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI with 2% minimum and 5% maximum increases.

Dog Fancy Pet Spa Retail, Suite 419	1,020	4.55%	9/1/2022	3/31/2028	6 Years	Base	Current	\$1,619	\$19,431	\$19.05	-	5%	3, 3-Year	Net
						-	-	-	-	-	-			

Notes: The option period rent to be determined by the CPI with a 5% maximum.

MB2 Dental Retail, Suite 423-425	2,040	9.09%	2/1/2012	4/8/2029	17 Years	Base	Current	\$3,333	\$39,993	\$19.60	-	10%	None	Net
						-	-	-	-	-	-			

Notes: The option period rent to be determined by the CPI.

Edward Jones Retail, Suite 427	1,020	4.55%	6/1/2015	5/31/2025	10 Years	Base	Current	\$1,692	\$20,307	\$19.91	-	5%	None	Net
						-	-	-	-	-	-			

Notes: Tenant has the right to terminate the lease with 90 days written notice to landlord. If tenant terminates, tenant shall pay to landlord a sum equivalent to five months base rent plus any unamortized tenant improvements. Tenant has a four percent cap on CAM excluding utilities and snow removal.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Xcell Wireless Retail, Suite 431 (A&B)	1,020	4.55%	3/1/2022	2/28/2028	6 Years	Base	Current	\$1,580	\$18,955	\$18.58	-	5%	2, 3-Year	Net
						-	-	-	-	-	-			

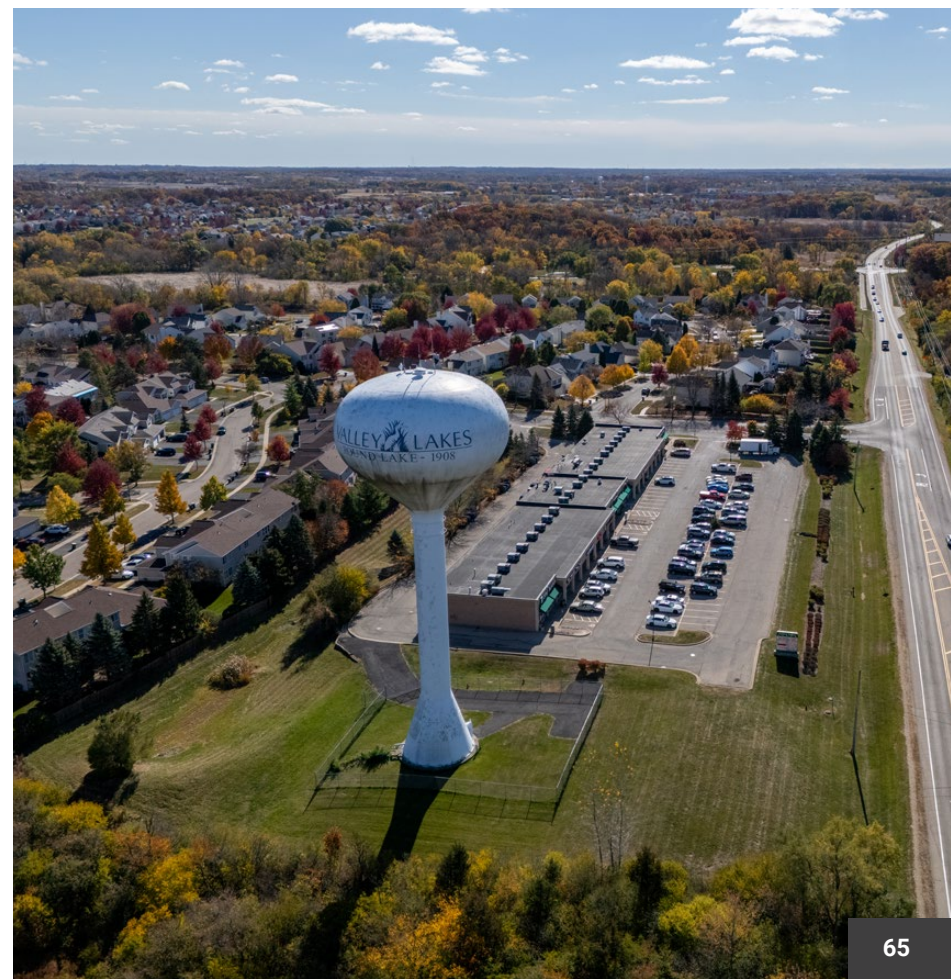
Notes: The option period rent to be determined by the CPI.

Bonus Round Pizza & Gaming Retail, Suite 435-437	2,040	9.09%	12/1/2021	11/30/2026	5 Years	Base	Current	\$2,890	\$34,680	\$17.00	-	8%	2, 5-Year	Net
						Option 1	12/1/2026	-	CPI	-	-			
						-	12/1/2027	-	CPI	-	-			
						-	12/1/2028	-	CPI	-	-			
						-	12/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Occupied	22,440	100%						\$416,940	\$18.58
Vacant	-	-						-	-
Total	22,440	100%						\$416,940	\$18.58





AERIAL



U.S. 12
23,800 VPD

Illinois Route 134
10,600 VPD

Manitou Creek

Jewel-Osco
1M Annual Visitors
(Placer.ai)

Gavin South
Middle School
(297 Students)

Metra
MD-N Line Train Station
2,841,355 Annual
Ridership

Wooster Lake

THE HOME DEPOT
438.1K Annual Visitors
(Placer.ai)

N Wilson Road
7,850 VPD

Subject Property

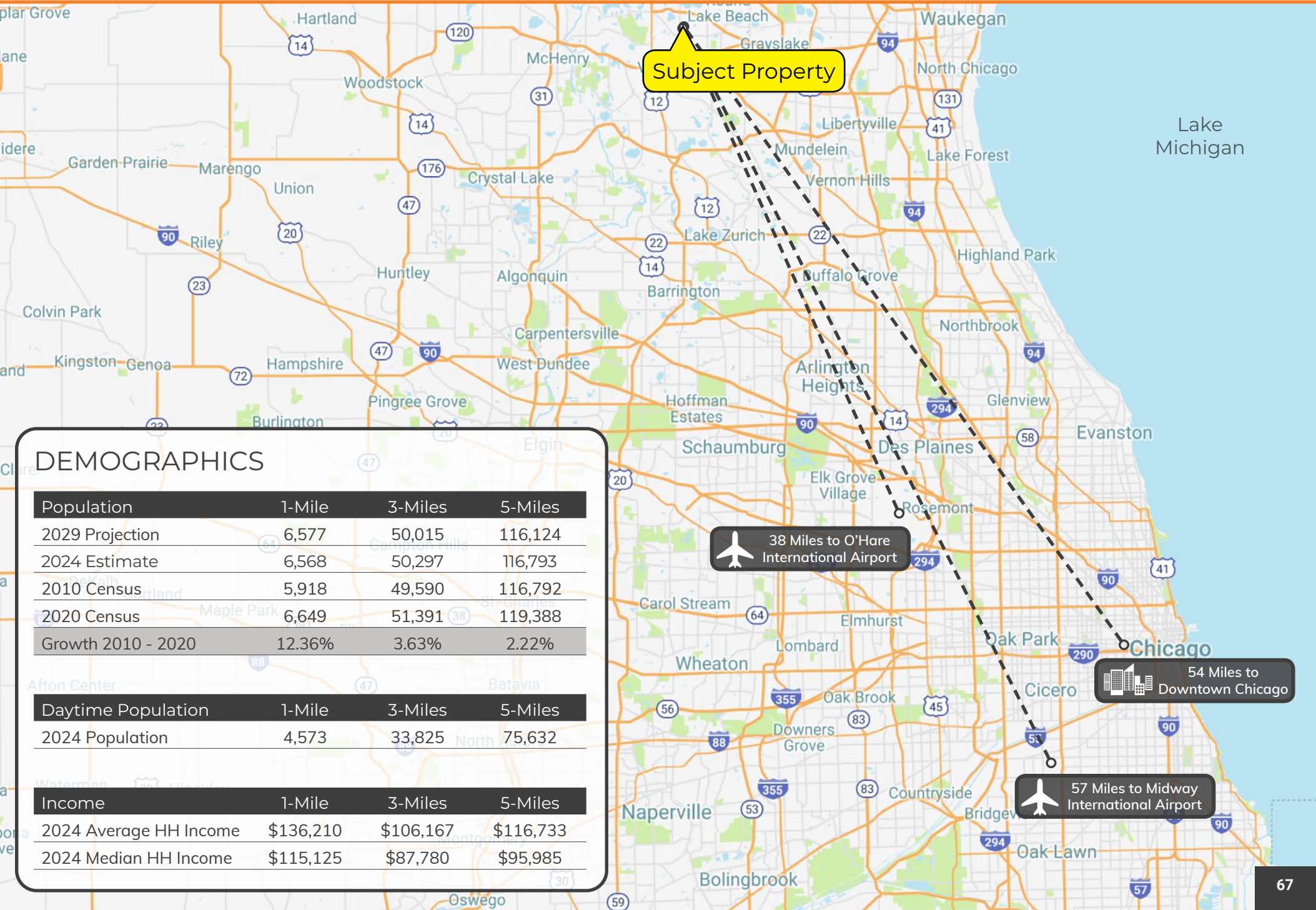
AutoZone **Pizza Hut**
MENARDS
verizon **CHASE**
BMO **Harris Bank**
Valvoline **ALDI** **K**
Wendy's **Shell**

Big Hollow Middle School
(803 Students)

Big Hollow Elementary School
(529 Students)



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	6,577	50,015	116,124
2024 Estimate	6,568	50,297	116,793
2010 Census	5,918	49,590	116,792
2020 Census	6,649	51,391	119,388
Growth 2010 - 2020	12.36%	3.63%	2.22%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	4,573	33,825	75,632

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$136,210	\$106,167	\$116,733
2024 Median HH Income	\$115,125	\$87,780	\$95,985

NERGE CENTER

1101-1141 E NERGE RD, ELK GROVE VILLAGE, IL 60007



SUBWAY 

Downtown Chicago

Canon

Abbott

6

Interstate 290
178,400 VPD



W Devon Ave
16,900 VPD



Subject Property

Merge Road
13,300 VPD

Smile Creations
Dental

CASH FLOW YR 1 - STARTING 12/1/2025

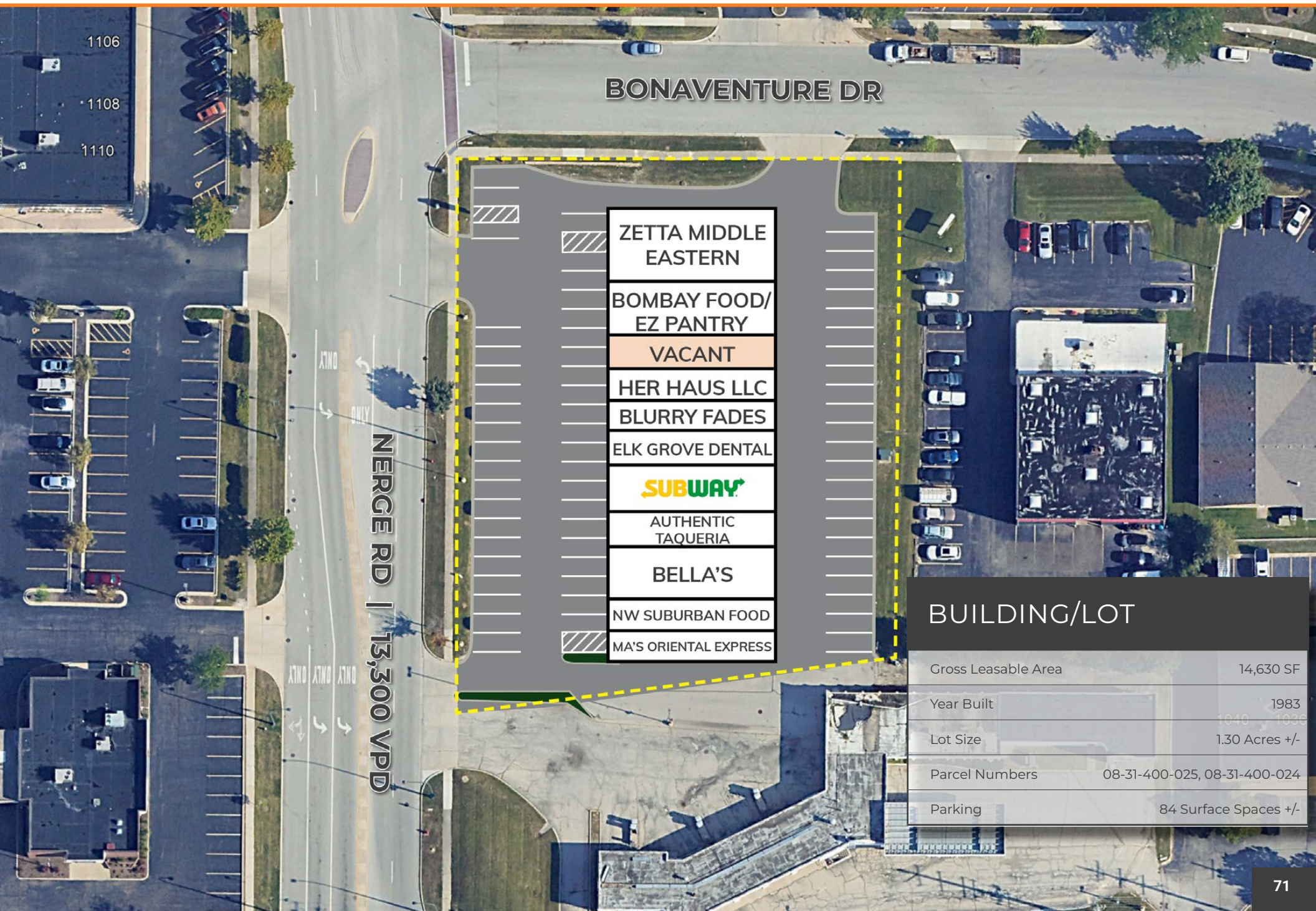
Base Rent	Current	Per SF
Occupied Space	\$229,230	\$16.79
Available Space	\$15,680	\$16.00
Gross Potential Rent	\$244,910	\$16.74
Expense Reimbursements		
Real Estate Taxes	\$61,621	\$4.21
Insurance	\$6,359	\$0.43
CAM	\$45,851	\$3.13
Management Fee	\$7,832	\$0.54
Total Expense Reimbursements	\$121,663	\$8.32
Gross Potential Income	\$366,573	\$25.06
Vacancy/Collection Allowance	(\$15,680)	(\$1.07)
Effective Gross Income	\$350,893	\$23.98
Expenses		
Real Estate Taxes	\$66,045	\$4.51
Insurance	\$6,816	\$0.47
CAM	\$49,143	\$3.36
Management Fee	\$8,394	\$0.57
Total Expenses	\$130,398	\$8.91
Net Operating Income	\$220,495	\$15.07

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Zetta Middle Eastern	\$9,164	\$946	\$6,819	\$1,165	\$8.91	\$18,094
Bombay Food/EZ Pantry	\$8,848	\$913	\$6,584	\$1,125	\$8.91	\$17,470
Vacant	-	-	-	-	-	-
Her Haus LLC	\$4,424	\$457	\$3,292	\$562	\$8.91	\$8,735
Blurry Fades	\$4,424	\$457	\$3,292	\$562	\$8.91	\$8,735
Elk Grove Dental, LLC	\$4,740	\$489	\$3,527	\$602	\$8.91	\$9,359
Subway	\$6,320	\$652	\$4,703	\$803	\$8.91	\$12,478
Authentic Taqueria	\$4,740	\$489	\$3,527	\$602	\$8.91	\$9,359
Bella's	\$9,480	\$978	\$7,054	\$1,205	\$8.91	\$18,717
NW Suburban Food	\$4,740	\$489	\$3,527	\$602	\$8.91	\$9,359
Ma's Oriental Express	\$4,740	\$489	\$3,527	\$602	\$8.91	\$9,359
Total	\$61,621	\$6,359	\$45,851	\$7,832	\$8.32	\$121,663



SITE PLAN



BONAVENTURE DR

NERGE RD | 13,300 VPD

- ZETTA MIDDLE EASTERN
- BOMBAY FOOD/ EZ PANTRY
- VACANT
- HER HAUS LLC
- BLURRY FADES
- ELK GROVE DENTAL
- SUBWAY**
- AUTHENTIC TAQUERIA
- BELLA'S
- NW SUBURBAN FOOD
- MA'S ORIENTAL EXPRESS

BUILDING/LOT	
Gross Leasable Area	14,630 SF
Year Built	1983
Lot Size	1.30 Acres +/-
Parcel Numbers	08-31-400-025, 08-31-400-024
Parking	84 Surface Spaces +/-

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
Zetta Middle Eastern Retail, Suite 1101-1103	2,030	13.88%	2/1/2025	1/31/2029	4 Years	Base	Current	\$2,876	\$34,511	\$17.00	-	14%	2, 5-Year	Net
						-	-	-	-	-	-			

Bombay Food/EZ Pantry Retail, Suite 1105-1109	1,960	13.40%	6/1/1992	5/31/2027	35 Years	Base	Current	\$2,865	\$34,376	\$17.54	-	14%	None	Net
						-	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			

Notes: The remainder of base rent to be determined by the CPI.

Vacant Retail, Suite 1113	980	6.70%	-	-	-	Base	Current	\$1,307	\$15,680	\$16.00	-	6%	-	Net
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Her Haus LLC Retail, Suite 1117	980	6.70%	5/1/2024	4/30/2027	3 Years	Base	Current	\$1,225	\$14,700	\$15.00	-	6%	-	Net
						-	-	-	-	-	-			

Blurry Fades Retail, Suite 1119	980	6.70%	8/1/2021	7/31/2026	5 Years	Base	Current	\$1,125	\$13,500	\$13.78	-	6%	3, 3-Year	Net
						Option 1	8/1/2026	-	CPI	-	-			
						-	8/1/2027	-	CPI	-	-			
						-	8/1/2028	-	CPI	-	-			
						Option 2	8/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Elk Grove Dental, LLC Retail, Suite 1121	1,050	7.18%	7/15/2015	9/30/2025	10 Years	Base	Current	\$1,228	\$14,732	\$14.03	-	6%	4, 5-Year	Net
						Option 1	10/1/2025	\$1,268	\$15,212	\$14.49	3%			
						-	10/1/2026	\$1,308	\$15,692	\$14.94	3%			
						-	10/1/2027	\$1,348	\$16,172	\$15.40	3%			
						-	10/1/2028	\$1,388	\$16,652	\$15.86	3%			

Notes: Tenant has the right to cancel the lease after it has paid 16 months of rent. In consideration of the cancellation provision, tenant shall pay 5 months base rent.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Subway Retail, Suite 1125	1,400	9.57%	12/1/2006	5/31/2028	22 Years	Base	Current	\$2,017	\$24,205	\$17.29	-	10%	2, 5-Year	Net
						-	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						Option 1	6/1/2028	-	CPI	-	-			

Notes: Tenant may terminate the lease at any time with 30 days written notice to landlord. If tenant terminates lease, tenant shall be required to pay landlord one year's base rent and all additional rent or rent for the remainder of term, whichever is less. The remainder of base rent and option period rent to be determined by the CPI.

Authentic Taqueria Retail, Suite 1129	1,050	7.18%	2/1/2020	1/31/2023	3 Years	Base	Current	\$1,225	\$14,700	\$14.00	-	6%	5, 3-Year	Net
						-	-	-	-	-	-			

Notes: Lease extension signed but still pending terms.

Bella's Retail, Suite 1133, 1137	2,100	14.35%	8/1/2015	7/31/2027	12 Years	Base	Current	\$3,260	\$39,123	\$18.63	-	16%	None	Net
						-	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			

Notes: The remainder of base rent to be determined by the CPI.

NW Suburban Food Retail, Suite 1139	1,050	7.18%	10/1/2001	1/31/2028	26 Years	Base	Current	\$1,538	\$18,453	\$17.57	-	8%	None	Net
						-	-	-	-	-	-			

Ma's Oriental Express Retail, Suite 1141	1,050	7.18%	12/1/1987	11/30/2026	39 Years	Base	Current	\$1,698	\$20,370	\$19.40	-	8%	None	Net
						-	-	-	-	-	-			

Occupied	13,650	93%						\$229,230	\$16.79				
Vacant	980	7%						\$15,680	\$16.00				
Total	14,630	100%						\$244,910	\$16.74				



AERIAL



Walgreens
SportClips HAIRCUTS
DUNKIN'
SUBWAY
TACO BELL
SHERWIN-WILLIAMS
WING-STOP
THE GREAT AMERICAN BAGEL
Steak 'n Shake
Burger King
Pizza Hut

Interstate 290
178,400 VPD

Ascension Alexian Brothers Hospital
| 329 Beds
H

Illinois Department of Transportation Trade Lot

Mallard Crossing Shopping Center
3.3M Annual Visitors (Placer.ai)
Walmart Supercenter
McDonalds
ROSS DRESS FOR LESS
ALDI
Fannie May
PARKWAY BANK

FRESENIUS MEDICAL CARE

7-ELEVEN

Adlai Stevenson Elementary School
(462 Students)

Nerge Road
13,300 VPD

COUNTRY INN & SUITES BY RADISSON
usbank

BoccoVino's
Italian Renaissance

6

W Devon Ave
16,900 VPD

Subject Property

Canon

390

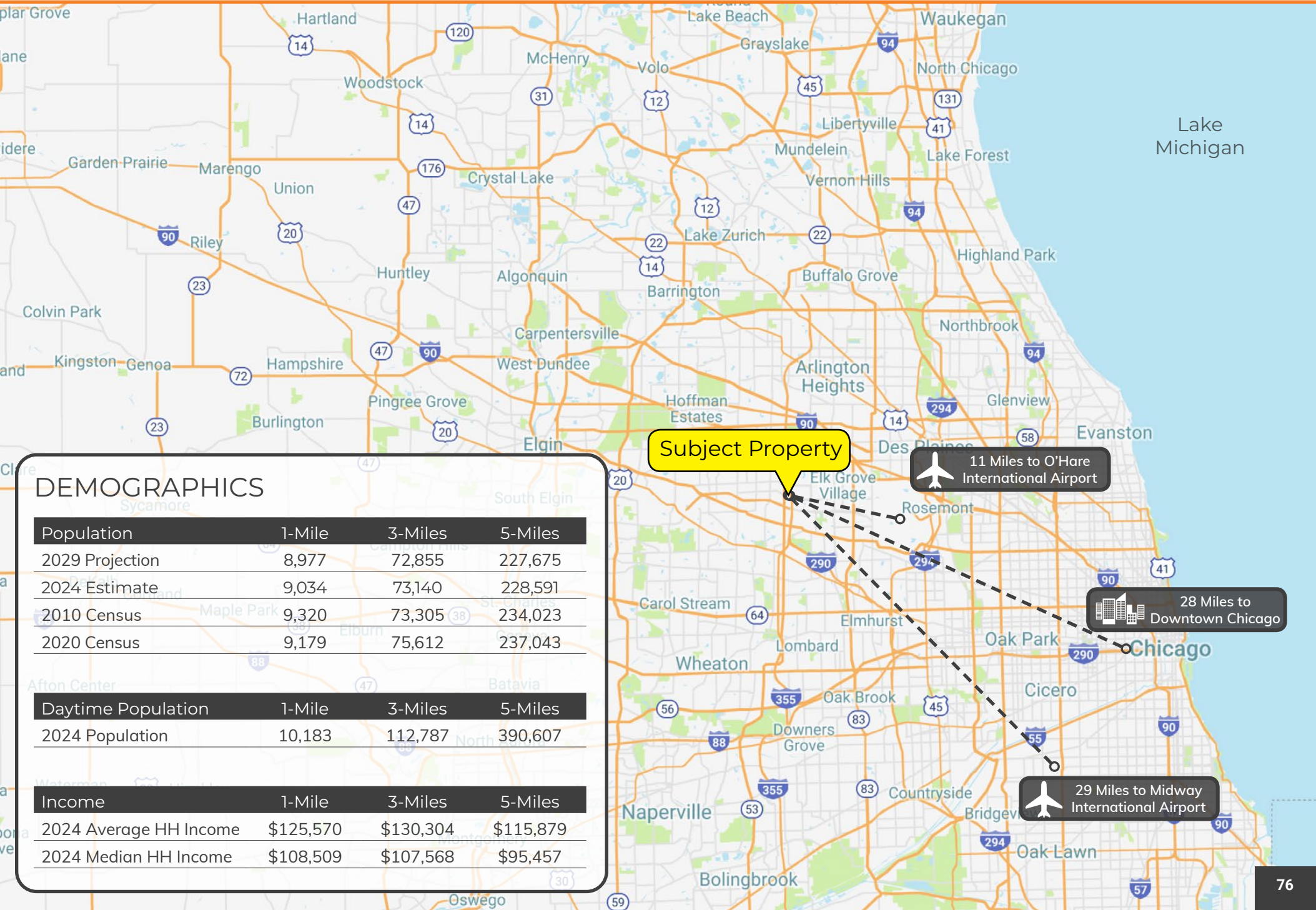
Elgin-O'Hare Tollway
47,400 VPD

WESTIN HOTELS & RESORTS

Abbott



REGIONAL MAP



Subject Property

11 Miles to O'Hare International Airport

28 Miles to Downtown Chicago

29 Miles to Midway International Airport

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	8,977	72,855	227,675
2024 Estimate	9,034	73,140	228,591
2010 Census	9,320	73,305	234,023
2020 Census	9,179	75,612	237,043

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	10,183	112,787	390,607

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$125,570	\$130,304	\$115,879
2024 Median HH Income	\$108,509	\$107,568	\$95,457

HIGH POINT PLAZA

1350 E CHICAGO ST, ELGIN, IL 60120



SUBWAY

State Farm





Shales Pkwy
11,000 VPD

Chicago Street
17,800 VPD

School District U-46
Transportation
Center



Elgin High School
(2,750 Students)

Elgin Animal Clinic

Subject Property



CASH FLOW YR 1 - STARTING 12/1/2025

Base Rent	Current	Per SF
Occupied Space	\$630,235	\$20.87
Available Space	\$46,800	\$19.50
Gross Potential Rent	\$677,035	\$20.77
Expense Reimbursements		
Real Estate Taxes	\$129,994	\$3.99
Insurance	\$9,176	\$0.28
CAM	\$97,702	\$3.00
Management Fee	\$16,032	\$0.49
Total Expense Reimbursements	\$252,904	\$7.76
Gross Potential Income	\$929,939	\$28.53
Vacancy/Collection Allowance	(\$27,898)	(\$0.86)
Effective Gross Income	\$902,041	\$27.67
Expenses		
Real Estate Taxes	\$140,325	\$4.30
Insurance	\$9,905	\$0.30
CAM	\$105,467	\$3.24
Management Fee	\$17,306	\$0.53
Total Expenses	\$273,003	\$8.37
Net Operating Income	\$629,039	\$19.30

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Subway	\$4,391	\$310	\$3,300	\$541	\$8.37	\$8,542
High Point Dentistry	\$13,344	\$942	\$10,029	\$1,646	\$8.37	\$25,960
Vacant	-	-	-	-	-	-
Verizon	\$4,735	\$334	\$3,559	\$584	\$8.37	\$9,212
Surge Staffing	\$3,874	\$273	\$2,912	\$478	\$8.37	\$7,537
State Farm	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
Nutri Foods	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
LaModa Barber Shop	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
La Michoacana Ice Cream Shop	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
Chicago Street Pour House	\$17,218	\$1,215	\$12,941	\$2,123	\$8.37	\$33,497
Mr. C's Hot Dogs	\$6,629	\$468	\$4,982	\$818	\$8.37	\$12,896
New Life Medical	\$4,391	\$310	\$3,300	\$541	\$8.37	\$8,542
The Pawber Shop	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
Fortune House	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
Salon Santi	\$5,165	\$365	\$3,882	\$637	\$8.37	\$10,049
IFIX Cellphone	\$3,444	\$243	\$2,588	\$425	\$8.37	\$6,699
TN Nails	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
Eyebrows Expert	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
Elgin Smoke & Tobacco	\$10,761	\$760	\$8,088	\$1,327	\$8.37	\$20,936
Vacant	-	-	-	-	-	-
Mariner Finance	\$4,304	\$304	\$3,235	\$531	\$8.37	\$8,374
Taqueria Parrilla Azteca	\$6,457	\$456	\$4,853	\$796	\$8.37	\$12,561
Elgin Spirit & Wine	\$10,847	\$766	\$8,153	\$1,338	\$8.37	\$21,103
Total	\$129,994	\$9,176	\$97,702	\$16,032	\$7.76	\$252,904



SITE PLAN



BUILDING/LOT	
Gross Leasable Area	32,600 SF
Year Built	2009
Lot Size	3.88 Acres +/-
Parcel Numbers	06-17-312-001
Parking	179 Surface Spaces +/-

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Subway Retail, Suite 1	1,020	3.13%	12/1/2007	11/30/2027	20 Years	Base	Current	\$2,394	\$28,725	\$28.16	-	4%	2, 5-Year	Net
						-	12/1/2026	\$2,454	\$29,443	\$28.87	2%			
						Option 1	12/1/2027	\$2,515	\$30,179	\$29.59	2%			
						-	12/1/2028	\$2,578	\$30,934	\$30.33	2%			
						-	12/1/2029	\$2,642	\$31,707	\$31.09	2%			

Notes: Tenant may, at tenant's option, terminate this lease at any time with 30 days written notice to landlord. If tenant chooses to terminate, tenant will be required to pay landlord a lump sum equal to 12 months base rent, plus taxes, CAM, and insurance or rent for the remainder of the term, whichever is less.

High Point Dentistry Retail, Suite 2-4	3,100	9.51%	6/1/2018	12/31/2026	9 Years	Base	Current	\$6,745	\$80,944	\$26.11	-	12%	1, 3-Year	Net
						-	1/1/2025	-	CPI	-	-			
						-	1/1/2026	-	CPI	-	-			
						Option 1	1/1/2027	-	CPI	-	-			
						-	1/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Vacant Retail, Suite 5	900	2.76%	-	-	-	Base	Current	\$1,275	\$15,300	\$17.00	-	2%	-	Net
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Verizon Retail, Suite 6	1,100	3.37%	4/1/2024	3/31/2029	5 Years	Base	Current	\$1,723	\$20,677	\$18.80	-	3%	2, 3-Year	Net
						-	4/1/2026	\$1,775	\$21,298	\$19.36	3%			
						-	4/1/2027	\$1,828	\$21,937	\$19.94	3%			
						-	4/1/2028	\$1,883	\$22,595	\$20.54	3%			
						Option 1	4/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Surge Staffing Retail, Suite 7	900	2.76%	8/1/2017	7/31/2026	9 Years	Base	Current	\$1,667	\$20,009	\$22.23	-	3%	1, 3-Year	Net
						-	8/1/2025	-	CPI	-	-			
						Option 1	8/1/2026	-	CPI	-	-			
						-	8/1/2027	-	CPI	-	-			
						-	8/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI which has an annual cap of five percent.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
State Farm Retail, Suite 8	1,000	3.07%	10/1/2017	11/30/2026	9 Years	Base	Current	\$1,748	\$20,980	\$20.98	-	3%	1, 3-Year	Net
						-	12/1/2025	-	CPI	-	-			
						Option 1	12/1/2026	-	CPI	-	-			
						-	12/1/2027	-	CPI	-	-			
-	12/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI. In the event of death or permanent disability, and as a result tenant discontinues operation, tenant shall have the option to terminate the lease with 90 days written notice to landlord.

Nutri Foods Retail, Suite 9	1,000	3.07%	4/1/2023	3/31/2026	3 Years	Base	Current	\$1,490	\$17,886	\$17.89	-	3%	3, 3-Year	Net
						-	4/1/2025	-	CPI	-	-			
						Option 1	4/1/2026	-	CPI	-	-			
						-	4/1/2027	-	CPI	-	-			
-	4/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

LaModa Barber Shop Retail, Suite 10	1,000	3.07%	1/1/2023	12/31/2025	3 Years	Base	Current	\$1,717	\$20,602	\$20.60	-	3%	3, 3-Year	Net
						-	1/1/2025	-	CPI	-	-			
						Option 1	1/1/2026	-	CPI	-	-			
						-	1/1/2027	-	CPI	-	-			
-	1/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

La Michoacana Ice Cream Shop Retail, Suite 11	1,000	3.07%	6/1/2017	5/31/2027	10 Years	Base	Current	\$1,530	\$18,365	\$18.37	-	3%	1, 3-Year	Net
						-	6/1/2025	-	CPI	-	-			
						-	6/1/2026	-	CPI	-	-			
						Option 1	6/1/2027	-	CPI	-	-			
-	6/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Chicago Street Pour House Retail, Suite 12-15	4,000	12.27%	5/1/2021	4/30/2031	10 Years	Base	Current	\$5,667	\$68,000	\$17.00	-	10%	2, 5-Year	Net
						-	5/1/2026	\$5,833	\$70,000	\$17.50	3%			
						-	5/1/2027	\$6,000	\$72,000	\$18.00	3%			
						-	5/1/2028	\$6,167	\$74,000	\$18.50	3%			
						-	5/1/2029	\$6,333	\$76,000	\$19.00	3%			

Mr. C's Hot Dogs Retail, Suite 16	1,540	4.72%	4/1/2010	3/31/2028	18 Years	Base	Current	\$2,676	\$32,113	\$20.85	-	5%	1, 3-Year	Net
						-	4/1/2025	-	CPI	-	-			
						Option 1	4/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

New Life Medical Retail, Suite 17	1,020	3.13%	2/1/2014	1/31/2026	12 Years	Base	Current	\$1,814	\$21,772	\$21.35	-	3%	TBD	Net
						-	-	-	-	-	-			

The Pawber Shop Retail, Suite 18	1,000	3.07%	4/1/2015	3/31/2030	15 Years	Base	Current	\$1,780	\$21,366	\$21.37	-	3%	None	Net
						-	-	-	-	-	-			

Fortune House Retail, Suite 19	1,000	3.07%	3/1/2016	7/31/2025	9 Years	Base	Current	\$2,008	\$24,099	\$24.10	-	4%	1, 3-Year	Net
						Option 1	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						-	8/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Salon Santi Retail, Suite 20	1,200	3.68%	9/1/2019	8/31/2025	6 Years	Base	Current	\$1,854	\$22,248	\$18.54	-	3%	2, 3-Year	Net
						Option 1	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			
						Option 2	9/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
IFIX Cellphone Retail, Suite 21	800	2.45%	8/1/2024	7/31/2027	3 Years	Base	Current	\$1,200	\$14,400	\$18.00	-	2%	3, 3-Year	Net
						-	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						Option 1	8/1/2027	-	CPI	-	-			
-	8/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

TN Nails Retail, Suite 22	1,000	3.07%	9/8/2009	8/31/2027	18 Years	Base	Current	\$1,750	\$21,000	\$21.00	-	3%	1, 3-Year	Net
						Option 1	9/1/2027	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Eyebrows Expert Retail, Suite 23	1,000	3.07%	9/1/2023	8/31/2026	3 Years	Base	Current	\$1,590	\$19,081	\$19.08	-	3%	3, 3-Year	Net
						-	9/1/2025	-	CPI	-	-			
						Option 1	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			
-	9/1/2028	-	CPI	-	-									

Notes: The remainder of base rent to be determined by the CPI.

Elgin Smoke & Tobacco Retail, Suite 24-26A	2,500	7.67%	10/1/2021	9/30/2026	5 Years	Base	Current	\$3,542	\$42,500	\$17.00	-	6%	3, 3-Year	Net
						Option 1	10/1/2026	-	CPI	-	-			
						-	10/1/2027	-	CPI	-	-			
						-	10/1/2028	-	CPI	-	-			
						Option 2	10/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Vacant Retail, Suite 26B-27	1,500	4.60%	-	-	-	Base	Current	\$2,625	\$31,500	\$21.00	-	5%	-	Net
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Mariner Finance Retail, Suite 28	1,000	3.07%	10/1/2016	9/30/2028	12 Years	Base	Current	\$1,671	\$20,056	\$20.06	-	3%	None	Net
						-	10/1/2025	-	CPI	-	-			
						-	10/1/2026	-	CPI	-	-			
						-	10/1/2027	-	CPI	-	-			

Notes: The remainder of base term rent to be determined by the CPI.

Taqueria Parrilla Azteca Retail, Suite 29-30A Retail, Suite 22	1,500	4.60%	12/1/2021	11/30/2027	6 Years	Base	Current	\$2,779	\$33,352	\$22.23	-	5%	2, 3-Year	Net
						-	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						Option 1	12/1/2027	-	CPI	-	-			
-	12/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Elgin Spirit & Wine Retail, Suite 30B-32	2,520	7.73%	10/1/2009	9/30/2029	20 Years	Base	Current	\$5,040	\$60,480	\$24.00	-	9%	1, 5-Year	Net
						-	10/1/2025	-	CPI	-	-			
						-	10/1/2026	-	CPI	-	-			
						-	10/1/2027	-	CPI	-	-			
-	10/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent to be determined by the CPI.

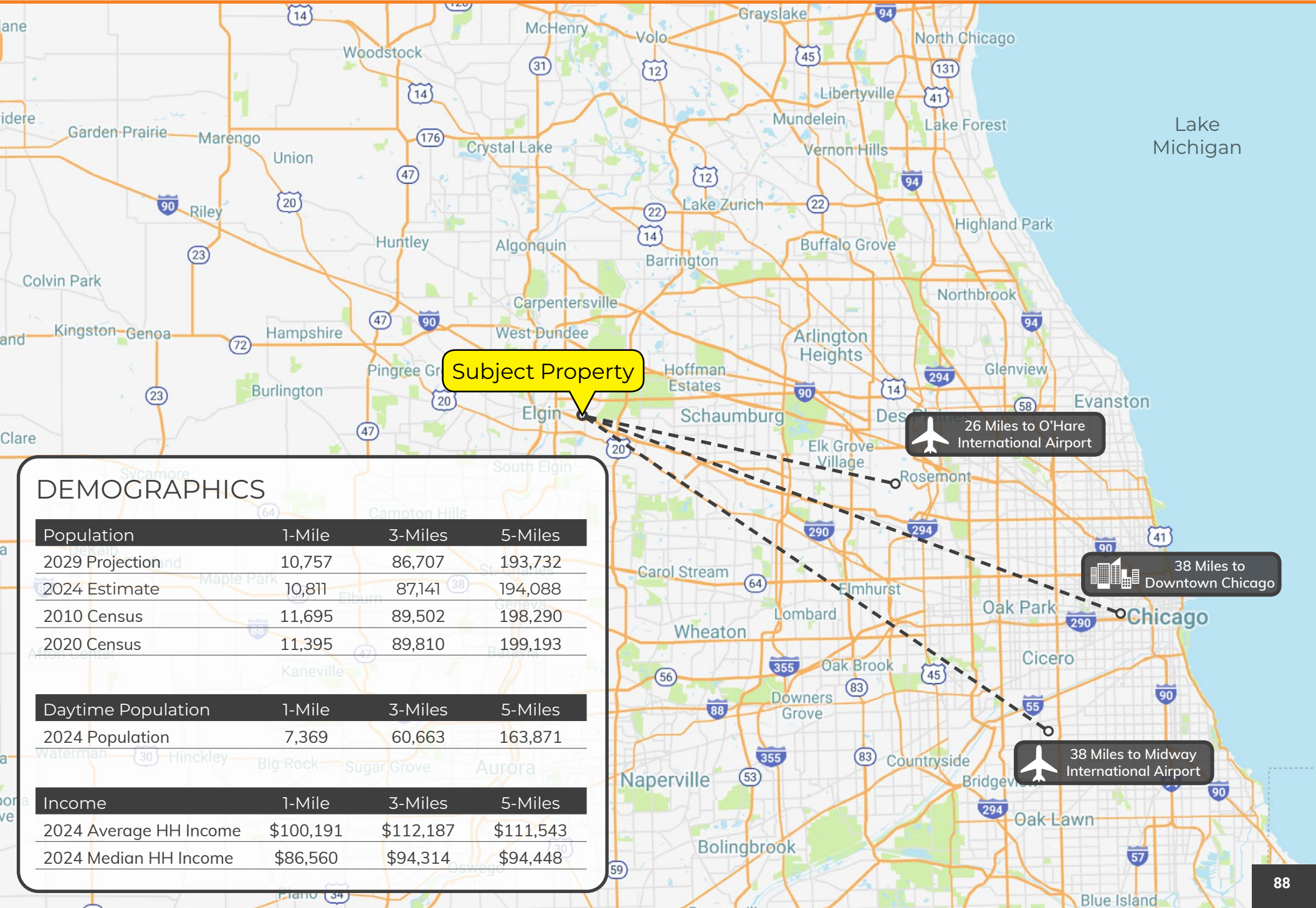
Occupied	30,200	93%						\$630,235	\$20.87
Vacant	2,400	7%						\$46,800	\$19.50
Total	32,600	100%						\$677,035	\$20.77



AERIAL



REGIONAL MAP



Subject Property

26 Miles to O'Hare International Airport

38 Miles to Downtown Chicago

38 Miles to Midway International Airport

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	10,757	86,707	193,732
2024 Estimate	10,811	87,141	194,088
2010 Census	11,695	89,502	198,290
2020 Census	11,395	89,810	199,193

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	7,369	60,663	163,871

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$100,191	\$112,187	\$111,543
2024 Median HH Income	\$86,560	\$94,314	\$94,448

CHARLESTOWN SQUARE

286-298 E DEVON AVE, ELK GROVE VILLAGE, IL 60007



SUBWAY

Krispy Kreme
DOUGHNUTS

Downtown Chicago

E Devon Ave
17,000 VPD

Ridge Ave
3,150 VPD

Subject Property



CASH FLOW YR 1 - STARTING 12/1/2025

Base Rent	Current	Per SF
Occupied Space	\$145,643	\$20.81
Available Space	-	-
Gross Potential Rent	\$145,643	\$20.81
Expense Reimbursements		
Real Estate Taxes	\$47,763	\$6.82
Insurance	\$2,828	\$0.40
CAM	\$32,342	\$4.62
Management Fee	\$5,276	\$0.75
Total Expense Reimbursements	\$88,209	\$12.60
Effective Gross Income	\$233,852	\$33.41
Expenses		
Real Estate Taxes	\$47,763	\$6.82
Insurance	\$2,828	\$0.40
CAM	\$32,342	\$4.62
Management Fee	\$5,276	\$0.75
Total Expenses	\$88,209	\$12.60
Net Operating Income	\$145,643	\$20.81

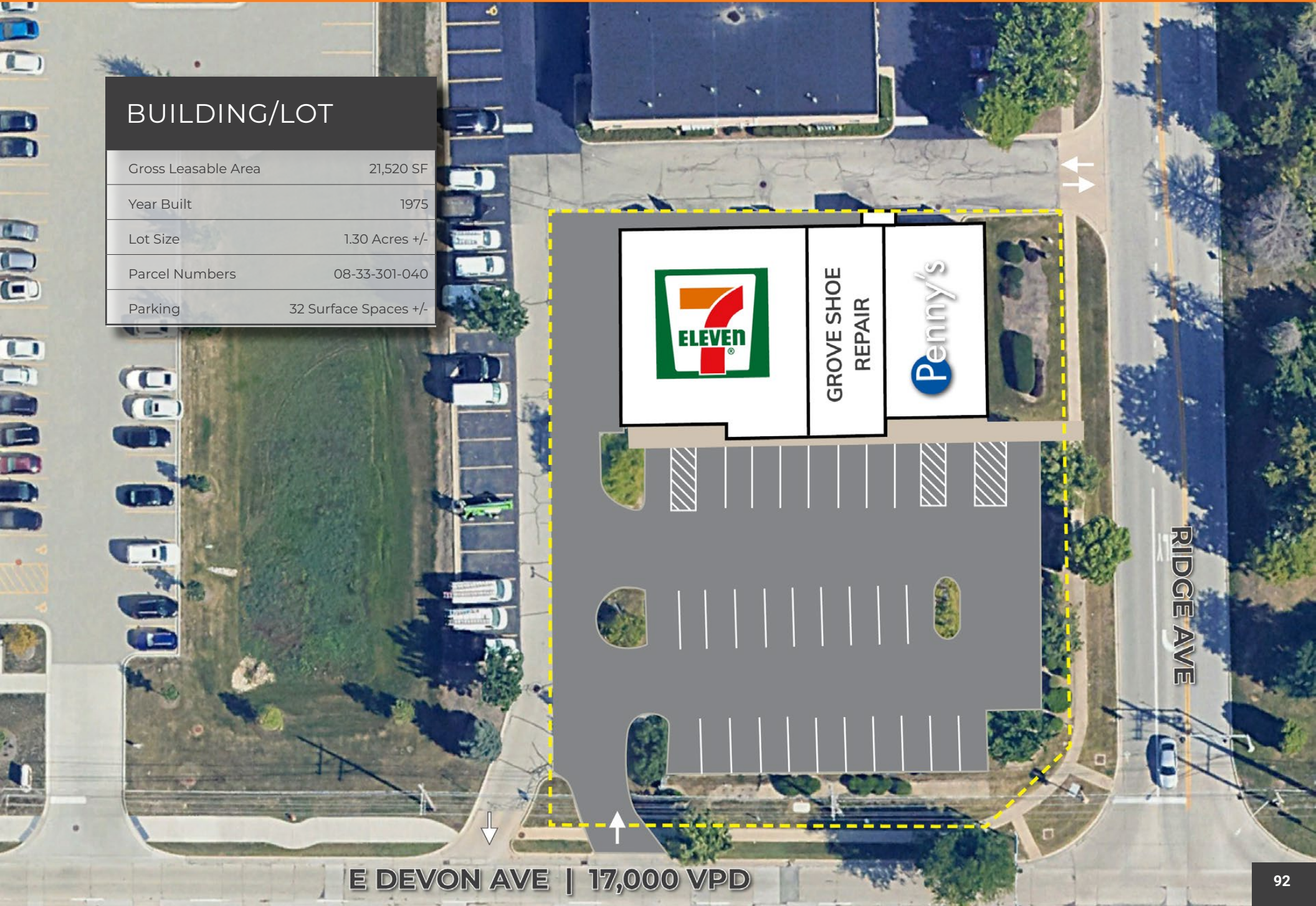
REIMBURSEMENTS

Tenant	Taxes	Insur- ance	CAM	Management Fee	PSF	Gross Income
7-Eleven	\$27,293	\$1,616	\$18,481	\$3,015	\$12.60	\$50,405
Grove Shoe Repair	\$6,823	\$404	\$4,620	\$754	\$12.60	\$12,601
Penny's/Blackhawk	\$13,646	\$808	\$9,241	\$1,507	\$12.60	\$25,203
Total	\$47,763	\$2,828	\$32,342	\$5,276	\$12.60	\$88,209



SITE PLAN

BUILDING/LOT	
Gross Leasable Area	21,520 SF
Year Built	1975
Lot Size	1.30 Acres +/-
Parcel Numbers	08-33-301-040
Parking	32 Surface Spaces +/-



E DEVON AVE | 17,000 VPD

RIDGE AVE

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
7-Eleven Retail, Suite 286-292	4,000	57.14%	3/1/2006	3/31/2029	23 Years	Base	Current	\$5,726	\$68,714	\$17.18	-	47%	2, 5-Year	Net
						Option 1	4/1/2029	-	CPI	-	-			
						Option 2	4/1/2034	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Grove Shoe Repair Retail, Suite 294	1,000	14.29%	10/1/2007	9/30/2026	19 Years	Base	Current	\$1,731	\$20,773	\$20.77	-	14%	None	Net
						-	10/1/2025	-	CPI	-	-			

Notes: The remainder of base term rent to be determined by the CPI.

Penny's/Blackhawk Retail, Suite 296-298	2,000	28.57%	12/1/2012	11/30/2027	15 Years	Base	Current	\$4,680	\$56,157	\$28.08	-	39%	1, 5-Year	Net
						-	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						Option 1	12/1/2027	-	CPI	-	-			
-	12/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Occupied	7,000	100%						\$145,643	\$20.81
Vacant	-	-						-	-
Total	7,000	100%						\$145,643	\$20.81



Wood Dale & Elk Grove Village Dense Industrial Areas

Itasca Corporate Offices and Hotels

E Devon Ave
17,000 VPD

Subject Property

Ridge Ave
3,150 VPD



AERIAL



Ascension Alexian Brothers Hospital | 329 Beds

Elk Grove Park District

Salt Creek Elementary School (147 students)

FRESENIUS MEDICAL CARE

H

School District 59 Admin Building

McDonald's Jewel-Osco
Walgreens AutoZone
CHIPOTLE BUFFALO WILD WINGS Starbucks
Jersey Mike's Subs planet fitness
7-ELEVEN CHASE DUNKIN'

Clearmont Elementary School (424 students)

Interstate 290 178,400 VPD

Elk Grove Village Public Library

Admiral Byrd Elementary School (370 students)

E Devon Ave 17,000 VPD

Subject Property

SUBWAY

Krispy Kreme DOUGHNUTS

WESTIN HOTELS & RESORTS

Casey's Speedway

Salt Creek Golf Club

DOUBLETREE BY HILTON

Elk Grove Village Business Park: Nation's Largest Business Park with Over 5,600 Businesses

Elgin-O'Hare Tollway 25,800 VPD

390

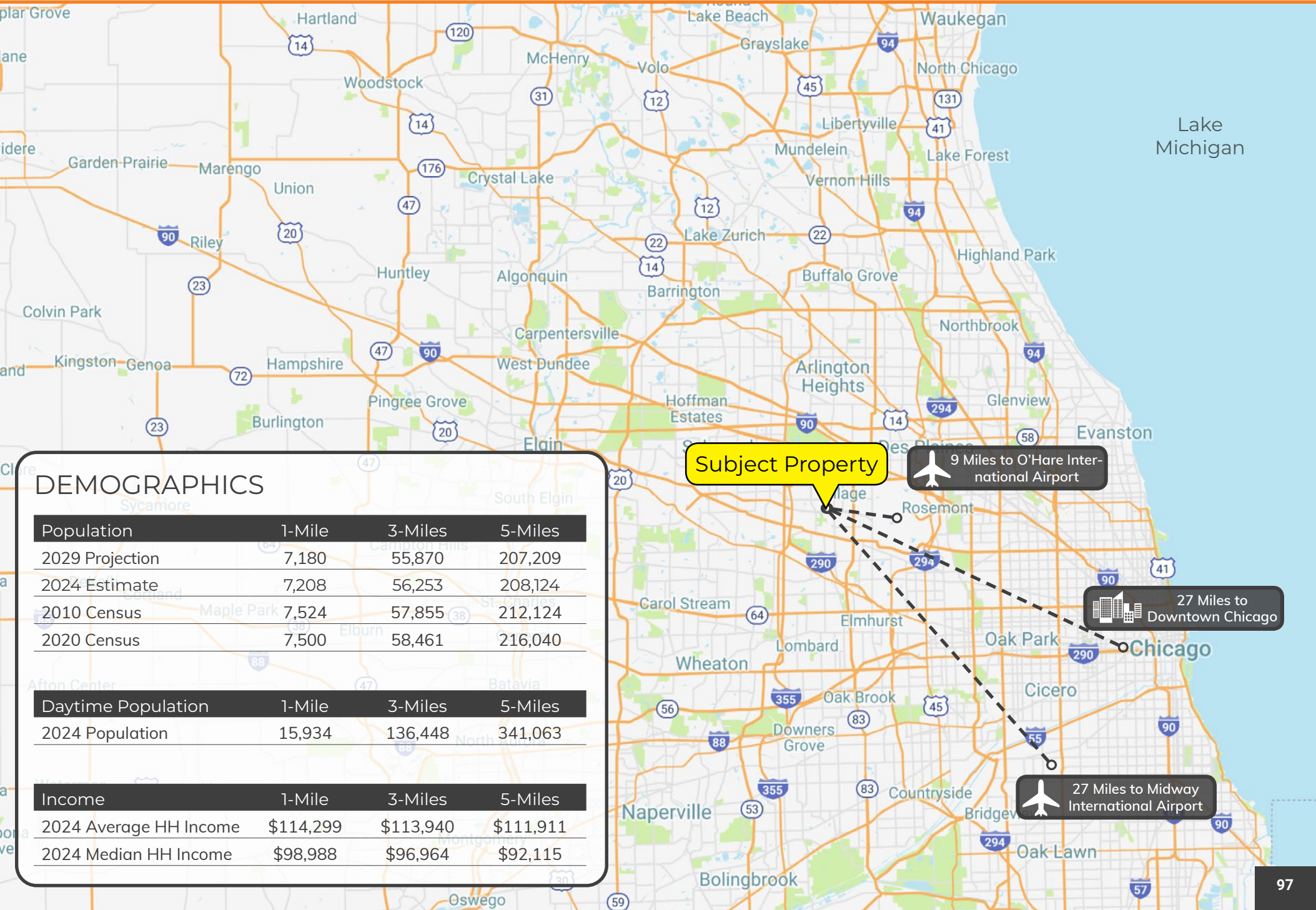
BUONA HYATT PLACE

KIDDIE ACADEMY EDUCATIONAL CHILD CARE

COURTYARD BY MARRIOTT



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	7,180	55,870	207,209
2024 Estimate	7,208	56,253	208,124
2010 Census	7,524	57,855	212,124
2020 Census	7,500	58,461	216,040

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	15,934	136,448	341,063

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$114,299	\$113,940	\$111,911
2024 Median HH Income	\$98,988	\$96,964	\$92,115

Subject Property

9 Miles to O'Hare International Airport

27 Miles to Downtown Chicago

27 Miles to Midway International Airport

CORINIUM PLAZA

2203-2327 W SCHAUMBURG RD, SCHAUMBURG, IL 60194



TARGET

1.6M Annual Visitors
(Placer.ai)

Shops at Schaumburg Court
2.4M Annual Visitors (Placer.ai)



Prairie Towne Center
810.5K Annual Visitors (Placer.ai)



Subject Property

Scharrington Square
3.1M Annual Visitors (Placer.ai)



Schaumburg Rd
23,500 VPD

CASH FLOW YR 1 - STARTING 12/1/2025

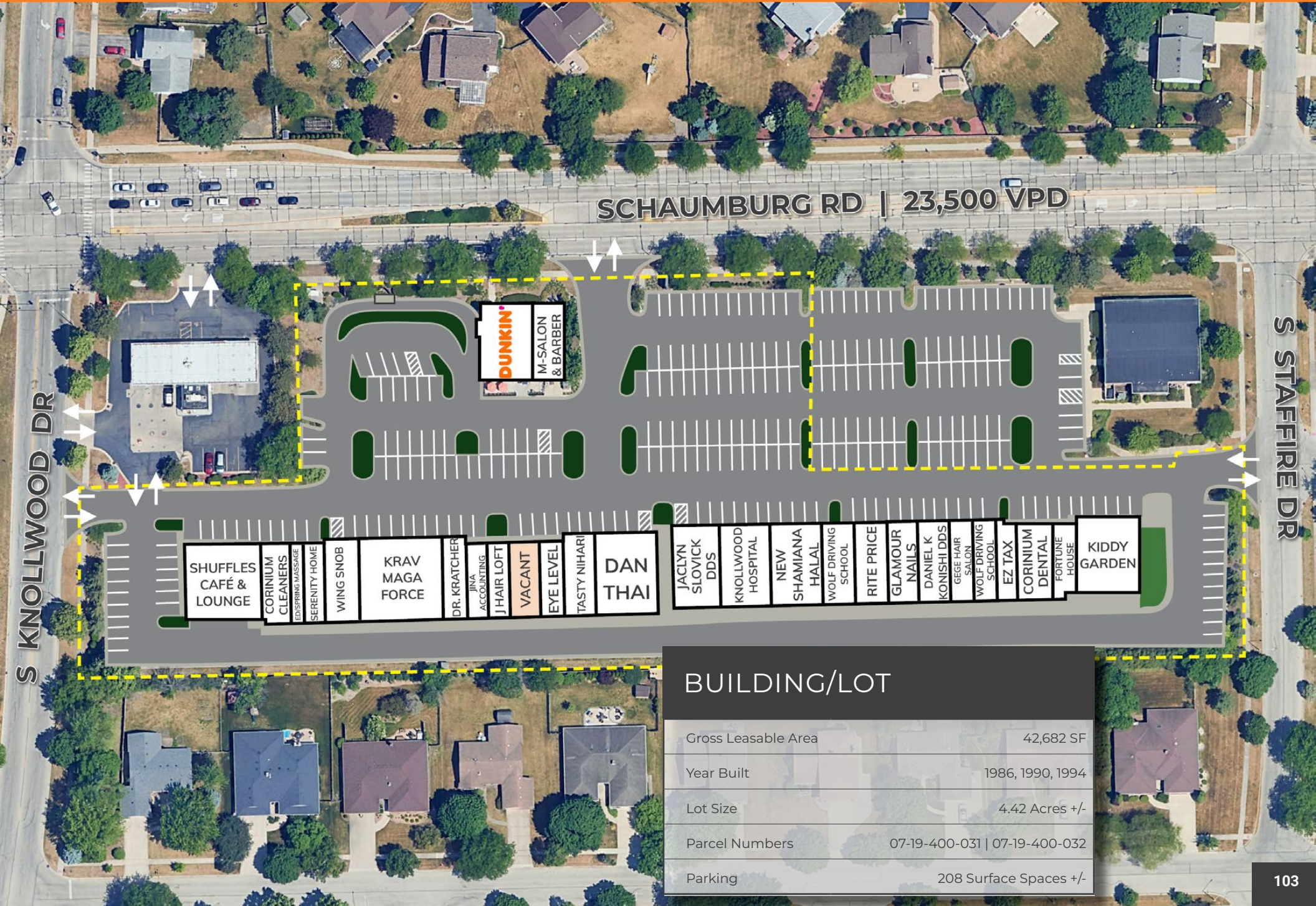
Base Rent	Current	Per SF
Occupied Space	\$795,559	\$19.56
Available Space	\$40,000	\$20.00
Gross Potential Rent	\$835,559	\$19.58
Expense Reimbursements		
Real Estate Taxes	\$249,103	\$5.84
Insurance	\$15,408	\$0.36
CAM	\$147,910	\$3.47
Management Fee	\$24,498	\$0.57
Total Expense Reimbursements	\$436,918	\$10.24
Gross Potential Income	\$1,272,476	\$29.81
Vacancy/Collection Allowance	(\$40,000)	(\$0.94)
Effective Gross Income	\$1,232,476	\$28.88
Expenses		
Real Estate Taxes	\$260,868	\$6.11
Insurance	\$16,111	\$0.38
CAM	\$154,499	\$3.62
Management Fee	\$25,592	\$0.60
Total Expenses	\$457,070	\$10.71
Net Operating Income	\$775,406	\$18.17

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Kiddy Garden	\$20,295	\$1,217	\$13,953	\$2,275	\$10.94	\$37,740
Fortune House	\$5,883	\$353	\$4,044	\$660	\$10.94	\$10,939
Corinium Dental	\$4,412	\$265	\$3,033	\$495	\$10.94	\$8,204
Corinium Dental	\$8,824	\$529	\$6,066	\$989	\$10.94	\$16,409
EZ Tax & Insurance Solutions Corp	\$4,412	\$265	\$3,033	\$495	\$10.94	\$8,204
Wolf Driving School	\$5,883	\$353	\$4,044	\$660	\$10.94	\$10,939
GeGe Hair Salon	\$4,412	\$265	\$3,033	\$495	\$10.94	\$8,204
Daniel K. Konishi DDS	\$7,883	\$473	\$5,419	\$884	\$10.94	\$14,659
Glamour Nails	\$6,177	\$370	\$4,246	\$693	\$10.94	\$11,486
Rite Price	\$5,883	\$353	\$4,044	\$660	\$10.94	\$10,939
Wolf Driving School	\$5,883	\$353	\$4,044	\$660	\$10.94	\$10,939
New Shamiana Halal	\$12,060	\$723	\$8,291	\$1,352	\$10.94	\$22,425
Knollwood Hospital	\$11,765	\$706	\$8,088	\$1,319	\$10.94	\$21,879
Jaclyn Slovick DDS	\$12,354	\$741	\$8,493	\$1,385	\$10.94	\$22,972
M-Salon and Barber	\$6,857	\$535	\$2,240	\$416	\$13.40	\$10,048
Dunkin Donuts	\$20,572	\$1,604	\$6,720	\$1,248	\$13.40	\$30,143
Dan Thai	\$12,354	\$738	\$6,919	\$1,149	\$10.08	\$21,160
Tasty Nihari	\$6,177	\$369	\$3,460	\$574	\$10.08	\$10,580
Eye Level	\$6,177	\$369	\$3,460	\$574	\$10.08	\$10,580
Vacant	-	-	-	-	-	-
J Hair Loft	\$5,883	\$351	\$3,295	\$547	\$10.08	\$10,076
Jina Accounting Services	\$5,883	\$351	\$3,295	\$547	\$10.08	\$10,076
Dr. Katcher	\$6,177	\$369	\$3,460	\$574	\$10.08	\$10,580
Krav Maga Force	\$22,354	\$1,336	\$12,521	\$2,078	\$10.08	\$38,289
Wing Snob	\$8,530	\$510	\$4,778	\$793	\$10.08	\$14,610
Serenity Home Healthcare Inc.	\$5,883	\$351	\$3,295	\$547	\$10.08	\$10,076
ED/Spring Massage	\$4,483	\$268	\$2,511	\$417	\$10.08	\$7,678
Corinium Cleaners	\$7,089	\$424	\$3,970	\$659	\$10.08	\$12,142
Shuffles Café & Lounge	\$14,560	\$870	\$8,155	\$1,354	\$10.08	\$24,938
Total	\$249,103	\$15,408	\$147,910	\$24,498	\$10.24	\$436,918



SITE PLAN



SCHAUMBURG RD | 23,500 VPD

S KNOLLWOOD DR

S STAFFIRE DR

DUNKIN'
M-SALON & BARBER

SHUFFLES CAFÉ & LOUNGE
CORINIUM CLEANERS EDISPRING MASSAGE SERENITY HOME
WING SNOB
KRAV MAGA FORCE
DR. KRATCHER JINA ACCOUNTING J HAIR LOFT VACANT EYE LEVEL TASTY NIHARI DAN THAI
JACLYN SLOVICK DDS KNOLLWOOD HOSPITAL
NEW SHAMIANA HALAL HALAL WOLF DRIVING SCHOOL
RITE PRICE
GLAMOUR NAILS DANIEL K KONISHI DDS GEGE HAIR SALON WOLF DRIVING SCHOOL
EZ TAX CORINIUM DENTAL FORTUNE HOUSE
KIDDY GARDEN

BUILDING/LOT	
Gross Leasable Area	42,682 SF
Year Built	1986, 1990, 1994
Lot Size	4.42 Acres +/-
Parcel Numbers	07-19-400-031 07-19-400-032
Parking	208 Surface Spaces +/-

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Kiddy Garden Retail, Suite 2203-2209	3,450	8.08%	1/1/1991	12/31/2027	37 Years	Base	Current	\$5,368	\$64,411	\$18.67	-	8%	TBD	Net
						-	-	-	-	-	-			

Fortune House Retail, Suite 2255	1,000	2.34%	5/1/1992	4/30/2025	33 Years	Base	Current	\$1,524	\$18,283	\$18.28	-	2%	2, 3-Year	Net
						Option 1	5/1/2025	-	CPI	-	-			
						Option 2	5/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Corinium Dental Retail, Suite 2213	750	1.76%	2/1/2002	6/30/2025	23 Years	Base	Current	\$1,790	\$21,480	\$28.64	-	3%	4, 3-Year	Net
						Option 1	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			
						-	7/1/2027	-	CPI	-	-			
						Option 2	7/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Corinium Dental Retail, Suite 2215	1,500	3.51%	7/1/1992	6/30/2025	33 Years	Base	Current	\$3,492	\$41,900	\$27.93	-	5%	4, 3-Year	Net
						Option 1	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			
						-	7/1/2027	-	CPI	-	-			
						Option 2	7/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

EZ Tax & Insurance Solutions Corp Retail, Suite 2305	750	1.76%	5/1/2022	8/31/2025	3 Years	Base	Current	\$1,084	\$13,006	\$17.34	-	2%	3, 3-Year	Net
						Option 1	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			
						Option 2	9/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Wolf Driving School Retail, Suite 2219	1,000	2.34%	2/1/2013	1/31/2028	15 Years	Base	Current	\$1,408	\$16,892	\$16.89	-	2%	None	Net
						-	-	-	-	-	-			

GeGe Hair Salon Retail, Suite 2309	750	1.76%	3/1/2001	2/28/2026	25 Years	Base	Current	\$954	\$11,452	\$15.27	-	1%	2, 3-Year	Net
						-	3/1/2025	-	CPI	-	-			
						Option 1	3/1/2026	-	CPI	-	-			
						-	3/1/2027	-	CPI	-	-			
						-	3/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Daniel K. Konishi DDS Retail, Suite 2311-2321	1,340	3.14%	1/1/2002	12/31/2025	24 Years	Base	Current	\$2,735	\$32,821	\$24.49	-	4%	1, 3-Year	Net
						Option 1	1/1/2026	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Glamour Nails Retail, Suite 2323	1,050	2.46%	7/1/1997	6/30/2027	30 Years	Base	Current	\$1,427	\$17,121	\$16.31	-	2%	None	Net
						-	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			

Notes: The remainder of base term rent to be determined by the CPI.

Rite Price Retail, Suite 2325	1,000	2.34%	3/1/2004	12/31/2025	22 Years	Base	Current	\$1,209	\$14,510	\$14.51	-	2%	2, 3-Year	Net
						-	1/1/2025	-	CPI	-	-			
						Option 1	1/1/2026	-	CPI	-	-			
						-	1/1/2027	-	CPI	-	-			
						-	1/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Wolf Driving School Retail, Suite 2229	1,000	2.34%	11/1/2009	10/31/2027	18 Years	Base	Current	\$1,595	\$19,146	\$19.15	-	2%	1, 3-Year	Net
						-	11/1/2025	-	CPI	-	-			
						-	11/1/2026	-	CPI	-	-			
						Option 1	11/1/2027	-	CPI	-	-			
						-	11/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
New Shamiana Halal Retail, Suite 2231-2233	2,050	4.80%	10/1/2013	12/31/2026	13 Years	Base	Current	\$2,683	\$32,197	\$15.71	-	4%	None	Net
						-	-	-	-	-	-			

Knollwood Hospital Retail, Suite 2235-2237	2,000	4.69%	7/1/2024	6/30/2027	3 Years	Base	Current	\$3,525	\$42,295	\$21.15	-	5%	3, 3-Year	Net
						-	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			
						Option 1	7/1/2027	-	CPI	-	-			
						-	7/1/2028	-	CPI	-	-			

Jaelyn Slovick DDS Retail, Suite 2239-2241	2,100	4.92%	4/1/1992	9/30/2025	34 Years	Base	Current	\$4,200	\$50,400	\$24.00	-	6%	TBD	Net
						-	-	-	-	-	-			

M-Salon and Barber Retail, Suite 2215	750	1.76%	5/1/2015	10/31/2027	13 Years	Base	Current	\$1,187	\$14,245	\$18.99	-	2%	None	Net
						-	11/1/2025	-	CPI	-	-			
						-	11/1/2026	-	CPI	-	-			

Notes: The remainder of base term rent to be determined by the CPI.

Dunkin Donuts Retail, Suite 2263-2267	2,250	5.27%	8/5/2016	7/31/2026	10 Years	Base	Current	\$6,000	\$72,000	\$32.00	-	9%	2, 5-Year	Net
						Option 1	8/1/2026	\$6,375	\$76,500	\$34.00	6%			
						Option 2	8/1/2031	\$6,750	\$81,000	\$36.00	6%			

Dan Thai Retail, Suite 2219	2,100	4.92%	6/1/2020	5/31/2026	6 Years	Base	Current	\$3,603	\$43,231	\$20.59	-	5%	2, 3-Year	Net
						-	6/1/2025	-	CPI	-	-			
						Option 1	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						-	6/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Tasty Nihari Retail, Suite 2221	1,050	2.46%	2/1/2017	1/31/2027	10 Years	Base	Current	\$1,284	\$15,412	\$14.68	-	2%	1, 5-Year	Net
						-	2/1/2026	-	CPI	-	-			
						Option 1	2/1/2027	-	CPI	-	-			
						-	2/1/2028	-	CPI	-	-			
-	2/1/2029	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Eye Level Retail, Suite 2257	1,050	2.46%	3/1/2016	2/28/2028	12 Years	Base	Current	\$1,434	\$17,207	\$16.39	-	2%	None	Net
						-	-	-	-	-	-			

Notes: The option period rent to be determined by the CPI.

Vacant Retail, Suite 2301-2303	2,000	4.69%	-	-	-	Base	Current	\$3,333	\$40,000	\$20.00	-	5%	-	-
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

J Hair Loft Retail, Suite 2305	1,000	2.34%	7/1/2022	7/31/2025	3 Years	Base	Current	\$1,456	\$17,469	\$17.47	-	2%	3, 3-Year	Net
						Option 1	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						-	8/1/2027	-	CPI	-	-			
-	8/1/2028	-	CPI	-	-									

Notes: The option period rent to be determined by the CPI.

Jina Accounting Services Retail, Suite 2229	1,000	2.34%	10/1/2019	9/30/2025	6 Years	Base	Current	\$1,451	\$17,414	\$17.41	-	2%	2, 3-Year	Net
						Option 1	10/1/2025	-	CPI	-	-			
						-	10/1/2026	-	CPI	-	-			
						-	10/1/2027	-	CPI	-	-			
Option 2	10/1/2028	-	CPI	-	-									

Notes: The option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Dr. Katcher Retail, Suite 2309	1,050	2.46%	3/15/1990	3/31/2026	36 Years	Base	Current	\$1,669	\$20,023	\$19.07	-	2%	1, 3-Year	Net
						Option 1	4/1/2026	-	CPI	-	-			

Notes: In the event lessee passes away or becomes incapacitated due to illness, lessee may terminate the lease with written notice to lessor plus one total payment of four months base rent plus estimated CAM, insurance, and taxes. The option period rent to be determined by the CPI.

Krav Maga Force Retail, Suite 2311-2317	3,800	8.90%	4/1/2025	3/31/2030	5 Years	Base	Current	\$5,383	\$64,600	\$17.00	-	8%	3, 3-Year	Net
						-	4/1/2026	\$5,545	\$66,538	\$17.51	3%			
						-	4/1/2027	\$5,711	\$68,534	\$18.04	3%			
						-	4/1/2028	\$5,883	\$70,590	\$18.58	3%			
						-	4/1/2029	\$6,059	\$72,708	\$19.13	3%			

Notes: Tenant to receive a base rent credit of \$2,716.66 for the first month after occupancy.

Wing Snob Retail, Suite 2301-2303	1,450	3.40%	3/18/2025	3/30/2028	3 Years	Base	Current	\$2,175	\$26,100	\$18.00	-	3%	3, 3-Year	Net
						-	4/1/2026	-	CPI	-	-			
						-	4/1/2027	-	CPI	-	-			
						Option 1	4/1/2028	-	CPI	-	-			
						-	4/1/2029	-	CPI	-	-			

Notes: Rent commencement date is an estimate. Once tenant receives occupancy from village, tenant will not be charged any rent for four months. Thereafter, tenant will not be charged base rent for the fifth month except estimated common area maintenance, real estate taxes, and insurance. The remainder of base term rent and option period rent to be determined by the CPI.

Serenity Home Healthcare Inc. Retail, Suite 2321	1,000	2.34%	5/10/2025	5/31/2028	3 Years	Base	Current	\$1,500	\$18,000	\$18.00	-	2%	3, 3-Year	Net
						-	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						Option 1	6/1/2028	-	CPI	-	-			
						-	6/1/2029	-	CPI	-	-			

Notes: Rent commencement date is an estimate. Once tenant receives occupancy from village, tenant will not be charged any rent for four months. The remainder of base term rent and option period rent to be determined by the CPI.

ED/Spring Massage Retail, Suite 2323	762	1.79%	9/1/2012	8/31/2027	15 Years	Base	Current	\$1,121	\$13,446	\$17.65	-	2%	2, 3-Year	Net
						-	9/1/2025	-	CPI	-	-			
						-	9/1/2026	-	CPI	-	-			
						Option 1	9/1/2027	-	CPI	-	-			
						-	9/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
Corinium Cleaners Retail, Suite 2325	1,205	2.82%	9/1/2017	8/31/2026	9 Years	Base	Current	\$1,715	\$20,581	\$17.08	-	2%	1, 3-Year	Net
						-	9/1/2025	-	CPI	-	-			
						Option 1	9/1/2026	-	CPI	-	-			
						-	9/1/2027	-	CPI	-	-			
-	9/1/2028	-	CPI	-	-									

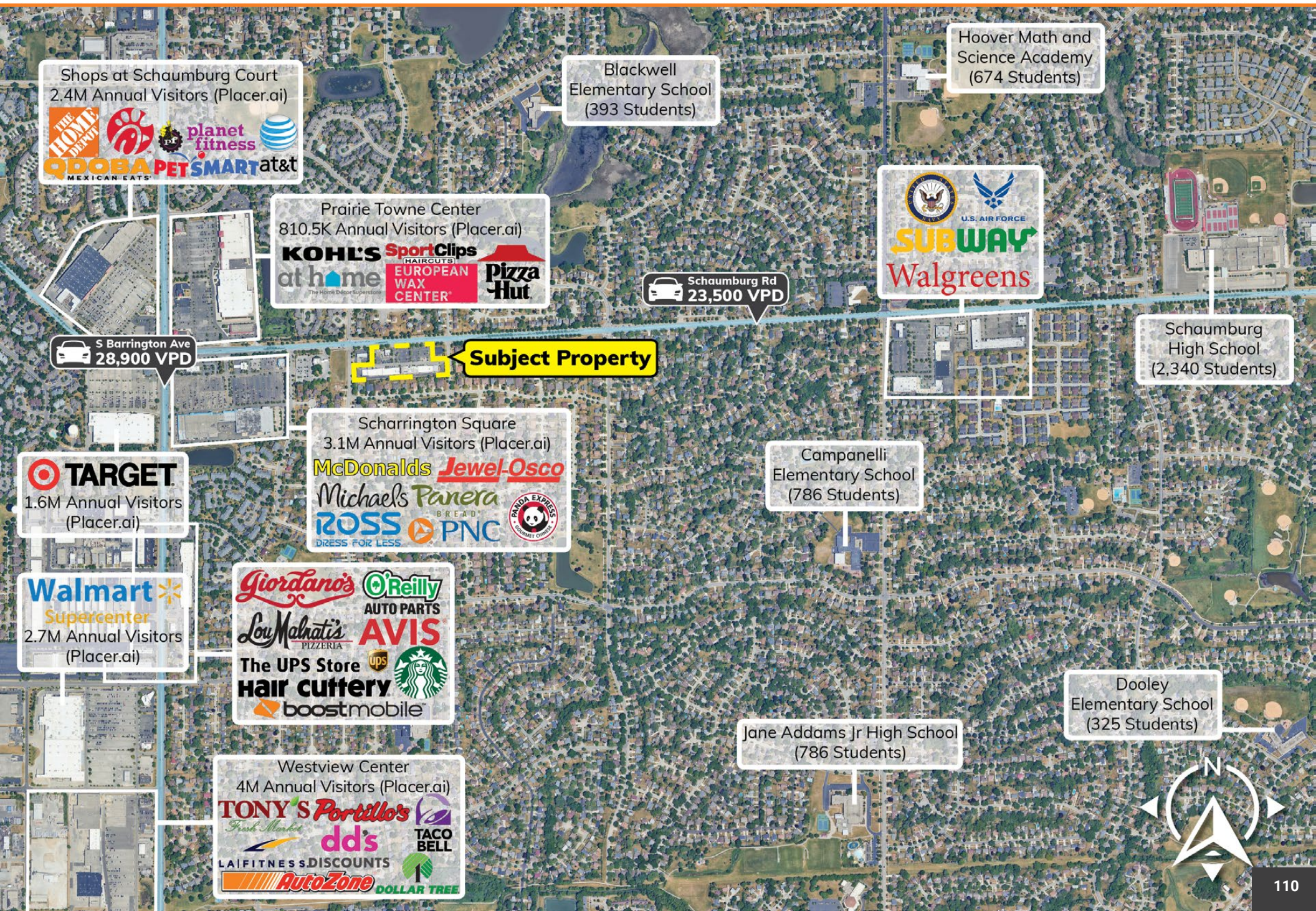
Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Shuffles Café & Lounge Retail, Suite 2327-2331	2,475	5.80%	6/1/2021	5/31/2026	5 Years	Base	Current	\$3,094	\$37,125	\$15.00	-	4%	2, 5-Year	Net
						Option 1	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						-	6/1/2028	-	CPI	-	-			
						-	6/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Occupied	40,682	95%						\$795,559	\$19.56
Vacant	2,000	5%						\$40,000	\$20.00
Total	42,682	100%						\$835,559	\$19.58

AERIAL



Shops at Schaumburg Court
2.4M Annual Visitors (Placer.ai)

THE HOME DEPOT planet fitness at&t
QDOBA PETSMART

Blackwell
Elementary School
(393 Students)

Hoover Math and
Science Academy
(674 Students)

Prairie Towne Center
810.5K Annual Visitors (Placer.ai)

KOHL'S Sport Clips
at home EUROPEAN WAX CENTER Pizza Hut

Schaumburg Rd
23,500 VPD

U.S. AIR FORCE
SUBWAY
Walgreens

Schaumburg
High School
(2,340 Students)

S Barrington Ave
28,900 VPD

Subject Property

Scharrington Square
3.1M Annual Visitors (Placer.ai)

McDonalds Jewel-Osco
Michaels Panera
ROSS PNC PANDA EXPRESS
DRESS FOR LESS BREAD CULINARY CENTER

Campanelli
Elementary School
(786 Students)

TARGET
1.6M Annual Visitors
(Placer.ai)

Walmart
Supercenter
2.7M Annual Visitors
(Placer.ai)

Giordano's O'Reilly
AUTO PARTS
Lou Malnati's PIZZERIA AVIS
The UPS Store UPS Starbucks
Hair cuttery boostmobile

Dooley
Elementary School
(325 Students)

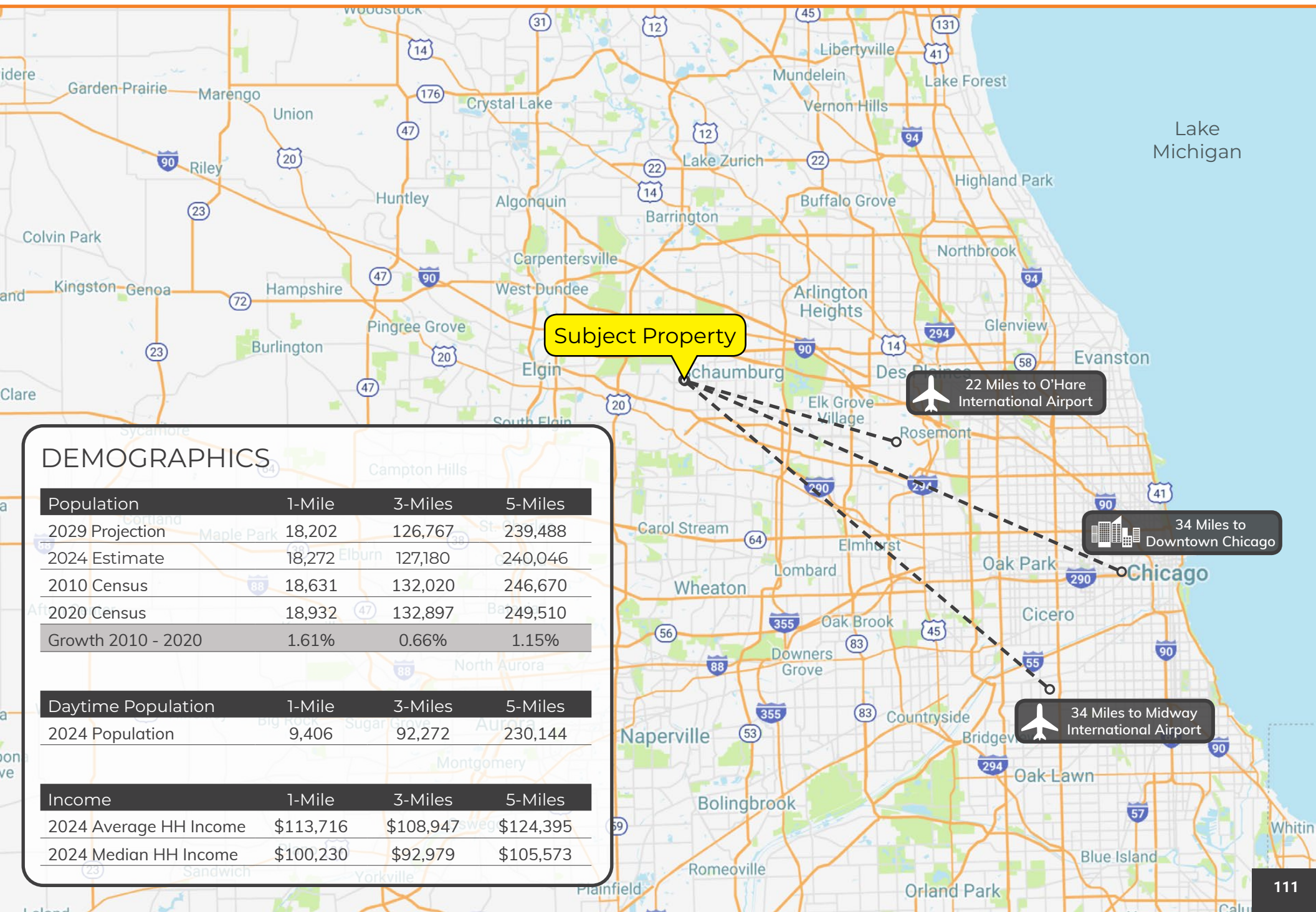
Jane Addams Jr High School
(786 Students)

Westview Center
4M Annual Visitors (Placer.ai)

TONY'S Portillo's
Fresh Market dds TACO BELL
LAIFITNESS DISCOUNTS AutoZone DOLLAR TREE



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	18,202	126,767	239,488
2024 Estimate	18,272	127,180	240,046
2010 Census	18,631	132,020	246,670
2020 Census	18,932	132,897	249,510
Growth 2010 - 2020	1.61%	0.66%	1.15%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	9,406	92,272	230,144

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$113,716	\$108,947	\$124,395
2024 Median HH Income	\$100,230	\$92,979	\$105,573



FOREST VIEW

1702-1780 W ALGONQUIN RD, HOFFMAN ESTATES, IL 60192



Downtown Chicago

Schaumburg's
Central Retail &
Business District

PNC
KUMON
Great Clips®
Walgreens
DAIRY QUEEN

BMO
Harris Bank

DUNKIN'

Mobil

Subject Property

W Algonquin Rd
17,100 VPD





CASH FLOW YR 1 - STARTING 12/1/2025

Base Rent	Current	Per SF
Occupied Space	\$830,342	\$17.09
Available Space	\$40,845	\$16.21
Gross Potential Rent	\$871,187	\$17.05
Expense Reimbursements		
Real Estate Taxes	\$231,946	\$4.54
Insurance	\$14,369	\$0.28
CAM	\$172,008	\$3.37
Management Fee	\$27,957	\$0.55
Total Expense Reimbursements	\$446,280	\$8.73
Gross Potential Income	\$1,317,467	\$25.78
Vacancy/Collection Allowance	(\$40,845)	(\$0.80)
Effective Gross Income	\$1,276,622	\$24.98
Expenses		
Real Estate Taxes	\$242,813	\$4.75
Insurance	\$15,100	\$0.30
CAM	\$181,023	\$3.54
Management Fee	\$29,418	\$0.58
Total Expenses	\$468,354	\$9.16
Net Operating Income	\$808,268	\$15.82

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
The Dance Project	\$48,706	\$2,074	\$22,491	\$3,685	\$12.53	\$76,955
Code Ninjas	\$10,423	\$692	\$7,826	\$1,278	\$8.42	\$20,218
Norman's Cleaners	\$6,701	\$445	\$5,031	\$821	\$8.42	\$12,999
Hardrock Smoke & Vape	\$4,408	\$293	\$3,310	\$540	\$8.42	\$8,551
HD Fitness	\$10,944	\$726	\$8,217	\$1,342	\$8.42	\$21,229
Peterson Tasty Delight	\$6,636	\$440	\$4,982	\$813	\$8.42	\$12,872
Forest Edge Dental	\$8,816	\$585	\$6,619	\$1,081	\$8.42	\$17,101
CPA of Hoffman Estates	\$6,384	\$424	\$4,793	\$783	\$8.42	\$12,384
Bonny's Slots	\$6,636	\$440	\$4,982	\$813	\$8.42	\$12,872
Vacant	-	-	-	-	-	-
Freedom Wellness	\$4,408	\$293	\$3,310	\$540	\$8.42	\$8,551
Rue 62	\$6,636	\$440	\$4,982	\$813	\$8.42	\$12,872
1st Place Sports Bar	\$15,122	\$1,003	\$11,354	\$1,854	\$8.42	\$29,333
Silk Paradise	\$6,080	\$403	\$4,565	\$745	\$8.42	\$11,794
Pathway Vet Alliance	\$5,463	\$371	\$4,826	\$780	\$8.99	\$11,439
Pathway Vet Alliance	\$3,038	\$206	\$2,684	\$434	\$8.99	\$6,362
Barbershop	\$2,764	\$188	\$2,441	\$394	\$8.99	\$5,787
Barbershop	\$3,270	\$222	\$2,889	\$467	\$8.99	\$6,847
Mr. Breakfast	\$10,965	\$744	\$9,686	\$1,565	\$8.99	\$22,960
Vacant	-	-	-	-	-	-
Boba	\$6,459	\$438	\$5,706	\$922	\$8.99	\$13,524
Eyebrow Threading	\$4,356	\$296	\$3,848	\$622	\$8.99	\$9,121
All Star Jiu Jitsu Club	\$10,815	\$734	\$9,553	\$1,543	\$8.99	\$22,645
Dog Grooming	\$4,291	\$291	\$3,791	\$612	\$8.99	\$8,986
DiBenedetto Tratoria	\$19,312	\$1,311	\$17,060	\$2,756	\$8.99	\$40,438
TN Nails	\$4,206	\$285	\$3,715	\$600	\$8.99	\$8,806
Dick Pond Athletics	\$15,106	\$1,025	\$13,345	\$2,155	\$8.99	\$31,631
Total	\$231,946	\$14,369	\$172,008	\$27,957	\$8.73	\$446,280

SITE PLAN



- MR. BREAKFAST
- VACANT
- BOBA
- EYEBROW THREADING
- ALL STAR JIU JITSU CLUB
- DOG GROOMING
- DIBENEDETTO TRATORIA
- TN NAILS
- DICK POND AESTHETICS
- BARBERSHOP
- PATHWAY VET ALLIANCE
- SILK PARADISE
- 1ST PLACE BAR
- RUE 62
- FREEDOM WELLNESS
- VACANT
- BONNY'S SLOTS
- CPA
- FOREST EDGE DENTAL
- TASTY DELIGHT
- HD FITNESS
- SMOKE & VAPE CLEANERS
- CODE NINJAS

THE DANCE PROJECT

HUNTINGTON BLVD

W ALGONQUIN RD | 17,100 VPD

BUILDING/LOT	
Gross Leasable Area	51,103 SF
Year Built	East: 1978 West: 1982 Outlot: 1986
Lot Size	5.53 Acres +/-
Parcel Numbers	01-25-203-053 01-25-203-052 01-25-203-050
Parking	287 Surface Spaces +/-

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	Increase			
The Dance Project Retail, Suite 1702-1708	6,142	12.02%	9/1/2022	9/30/2025	3 Years	Base	Current	\$6,802	\$81,623	\$13.29	-	9%	TBD	Net
						-	-	-	-	-	-			

Code Ninjas Retail, Suite 1710	2,400	4.70%	10/4/2019	10/31/2029	10 Years	Base	Current	\$3,360	\$40,320	\$16.80	-	5%	TBD	Net
						-	-	-	-	-	-			

Norman's Cleaners Retail, Suite 1712	1,543	3.02%	10/1/2016	11/30/2025	9 Years	Base	Current	\$1,800	\$21,602	\$14.00	-	3%	2, 3-Year	Net
						Option 1	12/1/2025	-	CPI	-	-			
						Option 2	12/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Hardrock Smoke & Vape Retail, Suite 1714	1,015	1.99%	1/1/2023	3/31/2026	3 Years	Base	Current	\$1,454	\$17,443	\$17.19	-	2%	3, 3-Year	Net
						Option 1	4/1/2026	-	CPI	-	-			
						-	4/1/2027	-	CPI	-	-			
						-	4/1/2028	-	CPI	-	-			
						Option 2	4/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

HD Fitness Retail, Suite 1716-18	2,520	4.93%	4/1/2018	7/31/2027	9 Years	Base	Current	\$3,669	\$44,023	\$17.47	-	5%	1, 3-Year	Net
						-	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						Option 1	8/1/2027	-	CPI	-	-			
						-	8/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Peterson Tasty Delight Retail, Suite 1720	1,528	2.99%	7/1/1989	6/30/2025	36 Years	Base	Current	\$2,012	\$24,147	\$15.80	-	3%	None	Net
						-	-	-	-	-	-			

Notes: Tenant to have right of first refusal to any adjacent space according to original lease.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Forest Edge Dental Retail, Suite 1722-24	2,030	3.97%	8/1/2012	7/31/2027	15 Years	Base	Current	\$4,265	\$51,185	\$25.21	-	6%	2, 5-Year	Net
						-	8/1/2025	-	CPI	-	-			
						-	8/1/2026	-	CPI	-	-			
						Option 1	8/1/2027	-	CPI	-	-			
-	8/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI. Tenant has the right of first offer to lease any available space adjacent to the leased premises with 10 days notice to landlord.

CPA of Hoffman Estates Retail, Suite 1726	1,470	2.88%	4/1/2015	3/31/2027	12 Years	Base	Current	\$2,033	\$24,391	\$16.59	-	3%	None	Net
						-	4/1/2026	-	CPI	-	-			

Notes: The remainder of base term rent to be determined by the CPI.

Bonny's Slots Retail, Suite 1728	1,528	2.99%	10/1/2023	9/30/2028	5 Years	Base	Current	\$2,777	\$33,319	\$21.81	-	4%	2, 5-Year	Net
						-	10/1/2025	-	CPI	-	-			
						-	10/1/2026	-	CPI	-	-			
						-	10/1/2027	-	CPI	-	-			
Option 1	10/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Vacant Retail, Suite 1730	1,015	1.99%	-	-	-	Base	Current	\$1,523	\$18,270	\$18.00	-	2%	-	-
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Freedom Wellness Retail, Suite 1732	1,015	1.99%	12/1/2019	11/30/2025	6 Years	Base	Current	\$1,373	\$16,473	\$16.23	-	2%	3, 3-Year	Net
						Option 1	12/1/2025	\$1,414	\$16,967	\$16.72	3%			
						-	12/1/2026	\$1,456	\$17,476	\$17.22	3%			
						-	12/1/2027	\$1,500	\$18,001	\$17.73	3%			
						Option 2	12/1/2028	\$1,545	\$18,541	\$18.27	3%			

Rue 62 Retail, Suite 1734	1,528	2.99%	10/1/2010	9/30/2025	15 Years	Base	Current	\$2,053	\$24,636	\$16.12	-	3%	None	Net
						-	-	-	-	-	-			

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
1st Place Sports Bar Retail, Suite 1736-40	3,482	6.81%	11/1/2005	7/31/2027	22 Years	Base	Current	\$6,005	\$72,054	\$20.69	-	9%	3, 3-Year	Net
						Option 1	8/1/2027	-	CPI	-	-			
						Option 2	8/1/2030	-	CPI	-	-			
						Option 3	8/1/2033	-	CPI	-	-			

Notes: There is a monthly rent credit of \$359.54 through 1/31/2026. The option period rent to be determined by the CPI.

Silk Paradise Retail, Suite 1742	1,400	2.74%	9/1/2009	12/31/2027	18 Years	Base	Current	\$1,839	\$22,063	\$15.76	-	3%	None	Net
						-	-	-	-	-	-			

Notes: In the event of tenant death, disability, or dismemberment of any of the shareholders of lessee, or in the event lessee's gross revenue decreases by more than 40% in any twelve month period, tenant shall have the option to cancel this lease with 180 days written notice to landlord.

Pathway Vet Alliance Retail, Suite 1744	1,273	2.49%	2/1/1992	1/31/2029	37 Years	Base	Current	\$2,289	\$27,464	\$21.57	-	3%	None	Net
						-	-	-	-	-	-			

Notes: Tenant moved out but signed five year lease and is still paying rent.

Pathway Vet Alliance Retail, Suite 1746	708	1.39%	2/1/1992	1/31/2029	37 Years	Base	Current	\$1,393	\$16,716	\$23.61	-	2%	None	Net
						-	-	-	-	-	-			

Notes: Tenant moved out but signed five year lease and is still paying rent.

Barbershop Retail, Suite 1748	644	1.26%	2/1/2011	1/31/2026	15 Years	Base	Current	\$907	\$10,888	\$16.91	-	1%	2, 3-Year	Net
						Option 1	2/1/2026	-	CPI	-	-			
						-	2/1/2027	-	CPI	-	-			
						-	2/1/2028	-	CPI	-	-			
Option 2	2/1/2029	-	CPI	-	-									

Notes: The option period rent to be determined by the CPI.

Barbershop Retail, Suite 1750	762	1.49%	3/1/2024	1/31/2026	2 Years	Base	Current	\$1,074	\$12,883	\$16.91	-	2%	2, 3-Year	Net
						Option 1	2/1/2026	-	CPI	-	-			
						-	2/1/2027	-	CPI	-	-			
						-	2/1/2028	-	CPI	-	-			
Option 2	2/1/2029	-	CPI	-	-									

Notes: Tenant expanded from unit 1748. The option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Mr. Breakfast Retail, Suite 1752-54	2,555	5.00%	10/1/2020	9/30/2026	6 Years	Base	Current	\$3,316	\$39,795	\$15.58	-	5%	2, 3-Year	Net
						-	10/1/2025	-	CPI	-	-			
						Option 1	10/1/2026	-	CPI	-	-			
						-	10/1/2027	-	CPI	-	-			
-	10/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Vacant Retail, Suite 1756	1,505	2.95%	-	-	-	Base	Current	\$1,881	\$22,575	\$15.00	-	3%	-	Net
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Boba Retail, Suite 1758	1,505	2.95%	8/1/2023	1/31/2027	4 Years	Base	Current	\$2,007	\$24,080	\$16.00	-	3%	3, 3-Year	Net
						-	2/1/2025	-	CPI	-	-			
						-	2/1/2026	-	CPI	-	-			
						Option 1	2/1/2027	-	CPI	-	-			
-	2/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI.

Eyebrow Threading Retail, Suite 1760	1,015	1.99%	5/1/2024	4/30/2027	3 Years	Base	Current	\$1,353	\$16,240	\$16.00	-	2%	3, 3-Year	Net
						-	5/1/2025	-	CPI	-	-			
						-	5/1/2026	-	CPI	-	-			
						Option 1	5/1/2027	-	CPI	-	-			
-	5/1/2028	-	CPI	-	-									

Notes: The remainder of base term rent and option period rent to be determined by the CPI. The landlord agrees to waive an increase, if any, for Year 2 of the base term of lease.

All Star Jiu Jitsu Club Retail, Suite 1762	2,520	4.93%	11/1/2024	10/31/2029	5 Years	Base	Current	\$3,570	\$42,840	\$17.00	-	5%	1, 5-Year	Net
						-	11/1/2025	-	CPI	-	-			
						-	11/1/2026	-	CPI	-	-			
						-	11/1/2027	-	CPI	-	-			
-	11/1/2028	-	CPI	-	-									

Notes: Tenant has a five month rent abatement starting on the commencement date. Tenant has a right of first refusal on any adjacent spaces that may become available during the term of the lease. The remainder of base term rent and option period rent to be determined by the CPI. The base rent from year 2 to year 5 to be adjusted by the CPI up to 3% annually.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Dog Grooming Retail, Suite 1764	1,000	1.96%	5/1/2024	4/30/2027	3 Years	Base	Current	\$1,333	\$16,000	\$16.00	-	2%	3, 3-Year	Net
						Option 1	5/1/2027	-	CPI	-	-			
						-	5/1/2028	-	CPI	-	-			
						-	5/1/2029	-	CPI	-	-			
						Option 2	5/1/2030	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

DiBenedetto Tratoria Retail, Suite 1766-68	4,500	8.81%	6/1/2021	5/31/2026	5 Years	Base	Current	\$5,625	\$67,500	\$15.00	-	8%	1, 5-Year	Net
						Option 1	6/1/2026	-	CPI	-	-			
						-	6/1/2027	-	CPI	-	-			
						-	6/1/2028	-	CPI	-	-			
						-	6/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

TN Nails Retail, Suite 1770	980	1.92%	6/3/1997	5/31/2027	30 Years	Base	Current	\$1,454	\$17,454	\$17.81	-	2%	None	Net
						-	-	-	-	-	-			

Dick Pond Athletics Retail, Suite 1772-1780	3,520	6.89%	12/1/2014	11/30/2029	15 Years	Base	Current	\$5,393	\$64,710	\$18.38	-	8%	None	Net
						-	12/1/2025	-	CPI	-	-			
						-	12/1/2026	-	CPI	-	-			
						-	12/1/2027	-	CPI	-	-			
						-	12/1/2028	-	CPI	-	-			

Notes: The remainder of base term rent to be determined by the CPI.

Occupied	48,583	95%						\$830,342	\$17.09
Vacant	2,520	5%						\$40,845	\$16.21
Total	51,103	100%						\$871,187	\$17.05

AERIAL



Jewel-Osco
1M Annual Visitors
(Placer.ai)

Orangetheory
FITNESS
SportClips
HAIRCUTS
SUBWAY
LoVahlrati's
PIZZERIA
KinderCare
LEARNING CENTERS

Frank C
Whiteley School
(555 Students)

Hunting Ridge
Elementary School
(714 Students)

W Algonquin Rd
17,100 VPD

Subject Property

KUMON BMO
Great Clips Harris Bank
Walgreens PNC
DAIRY QUEEN

Thomas Jefferson
Middle School
(566 Students)

Willow Recreation
Center

William Fremd
High School
(2,708 Students)

Willow Creek
Community Church

Harper College
(12,199 Students)



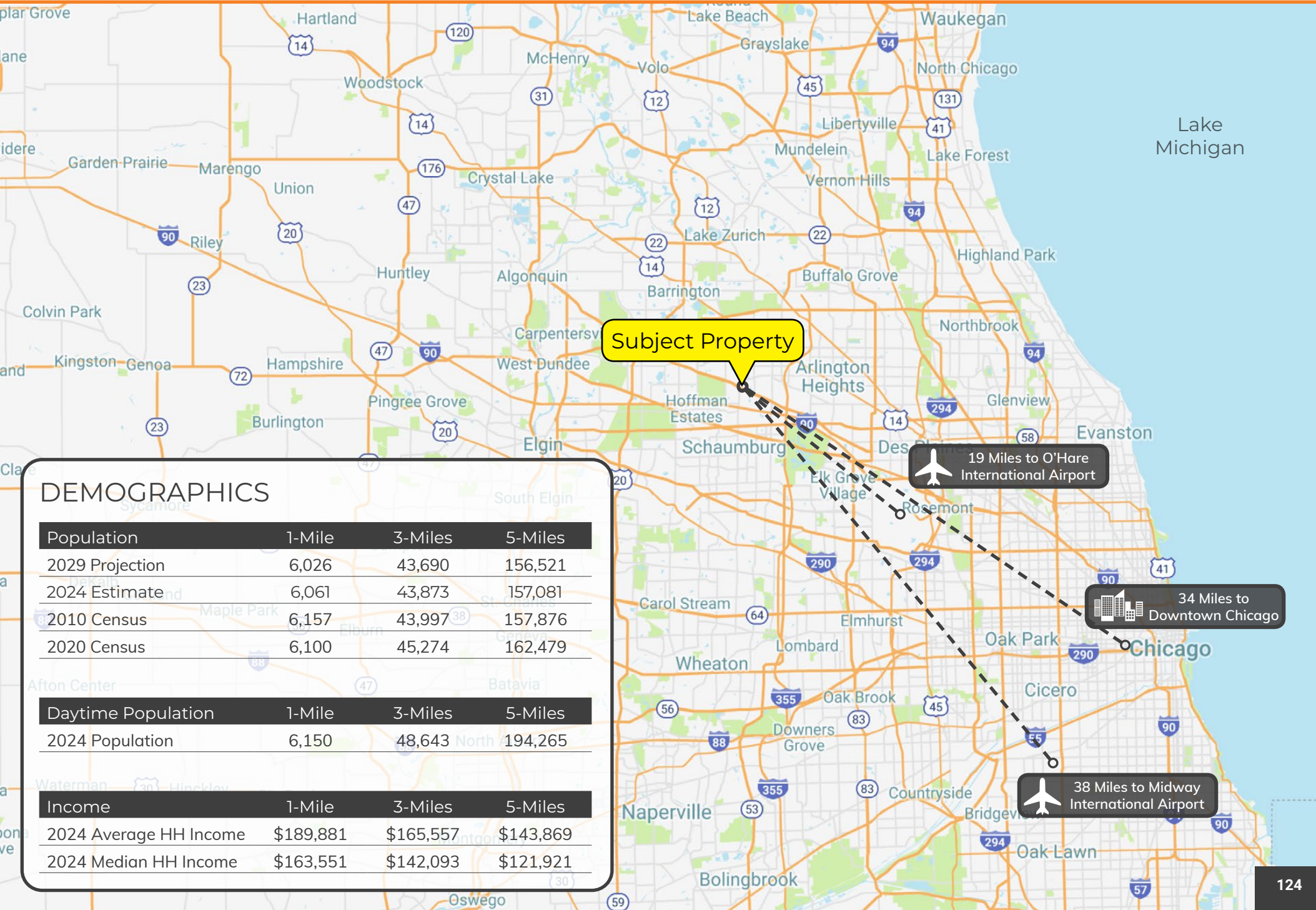
South
Barrington Club

Highland Woods
Golf Course



Interstate 90
154,300 VPD

REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	6,026	43,690	156,521
2024 Estimate	6,061	43,873	157,081
2010 Census	6,157	43,997	157,876
2020 Census	6,100	45,274	162,479

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	6,150	48,643	194,265

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$189,881	\$165,557	\$143,869
2024 Median HH Income	\$163,551	\$142,093	\$121,921

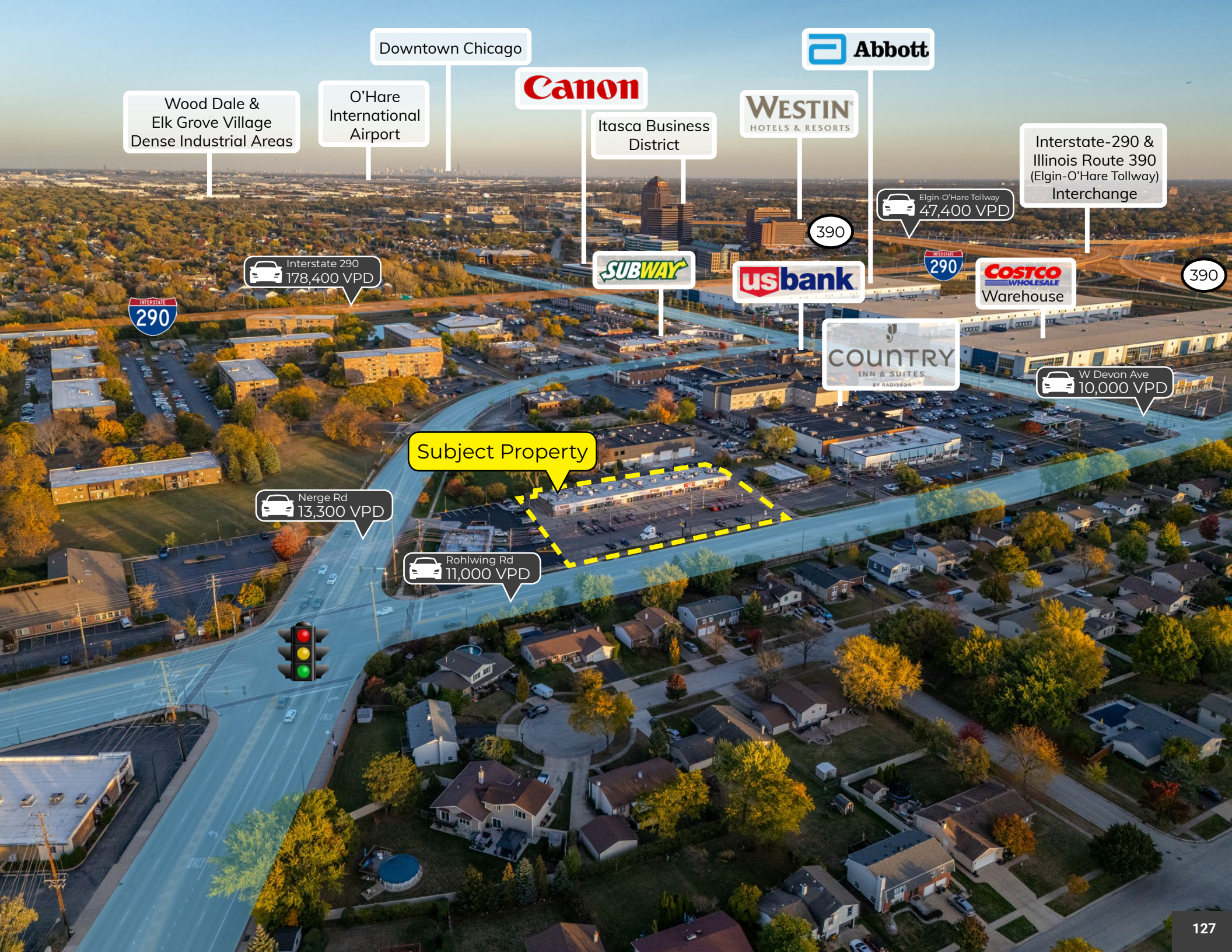


CENTRE 53

1047-1069 ROHLWING ROAD, ELK GROVE VILLAGE, IL 60007



ROSATI'S



Downtown Chicago

Abbott

Wood Dale & Elk Grove Village Dense Industrial Areas

O'Hare International Airport

Canon

Itasca Business District

WESTIN
HOTELS & RESORTS

Interstate-290 & Illinois Route 390 (Elgin-O'Hare Tollway) Interchange

Elgin-O'Hare Tollway
47,400 VPD

Interstate 290
178,400 VPD

SUBWAY

usbank

290

COSTCO
WHOLESALE Warehouse

390

COUNTRY
INN & SUITES
BY RADISSON

W Devon Ave
10,000 VPD

Subject Property

Nerge Rd
13,300 VPD

Rohlwing Rd
11,000 VPD

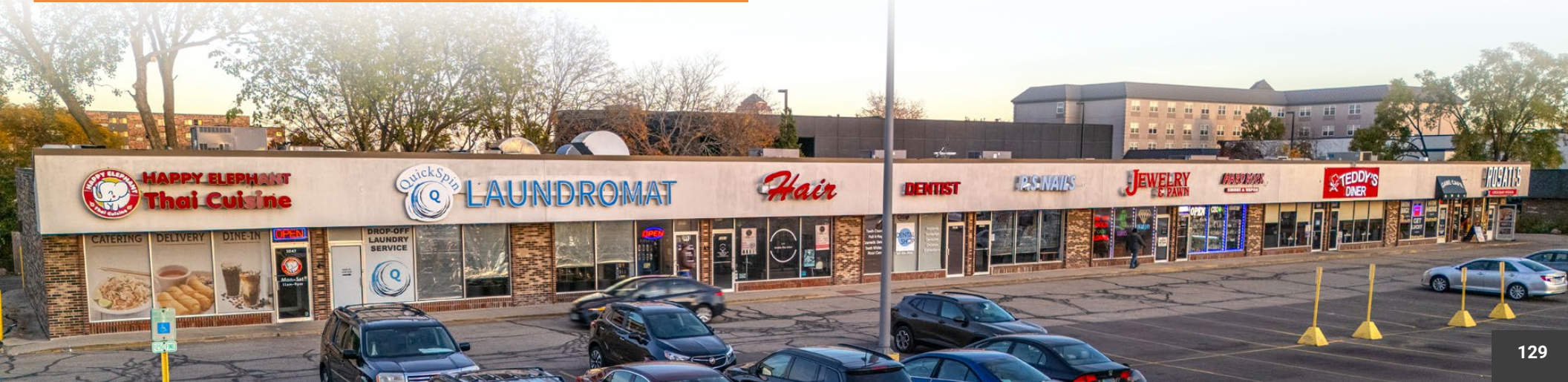


CASH FLOW YR 1 - STARTING 12/1/2025

Base Rent	Current	Per SF
Occupied Space	\$196,862	\$16.41
Available Space	-	-
Gross Potential Rent	\$196,862	\$16.41
Expense Reimbursements		
Real Estate Taxes	\$49,584	\$4.13
Insurance	\$4,566	\$0.38
CAM	\$33,283	\$2.77
Management Fee	\$5,677	\$0.47
Total Expense Reimbursements	\$93,110	\$7.76
Gross Potential Income	\$289,972	\$24.16
Vacancy/Collection Allowance	(\$8,699)	(\$0.72)
Effective Gross Income	\$281,273	\$23.44
Expenses		
Real Estate Taxes	\$49,584	\$4.13
Insurance	\$4,566	\$0.38
CAM	\$33,283	\$2.77
Management Fee	\$5,677	\$0.47
Total Expenses	\$93,110	\$7.76
Net Operating Income	\$188,163	\$15.68

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	PSF	Gross Income
Happy Elephant Thai Cuisine	\$4,132	\$381	\$2,774	\$473	\$7.76	\$7,759
QuickSpin Laundromat	\$8,264	\$761	\$5,547	\$946	\$7.76	\$15,518
Keratin Plus Salon	\$4,132	\$381	\$2,774	\$473	\$7.76	\$7,759
Elk Grove Dental	\$4,132	\$381	\$2,774	\$473	\$7.76	\$7,759
P.S. Nails	\$4,132	\$381	\$2,774	\$473	\$7.76	\$7,759
Elk Grove Jewelry	\$4,132	\$381	\$2,774	\$473	\$7.76	\$7,759
Hard Rock Smoke & Vape	\$4,132	\$381	\$2,774	\$473	\$7.76	\$7,759
Teddy's Diner	\$12,396	\$1,142	\$8,321	\$1,419	\$7.76	\$23,278
Rosati's Pizza	\$4,132	\$381	\$2,774	\$473	\$7.76	\$7,759
Total	\$49,584	\$4,566	\$33,283	\$5,677	\$7.76	\$93,110



SITE PLAN



<i>Happy Elephant</i>	QUICKSPIN LAUNDROMAT	KERATIN PLUS SALON	ELK GROVE DENTAL	P.S. NAILS	ELK GROVE JEWELRY	HARD ROCK SMOKE & VAPE	TEDDY'S <i>Diner</i> BREAKFAST & LUNCH	ROSATTI'S PIZZERIA
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BUILDING/LOT

Gross Leasable Area	12,000 SF
Year Built	1974
Lot Size	1.29 Acres +/-
Parcel Numbers	08-31-400-013
Parking	75 Surface Spaces +/-

ROHLWING RD | 11,000 VPD

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Happy Elephant Thai Cuisine Retail, Suite 1047	1,000	8.33%	6/15/2002	6/30/2026	24 Years	Base	Current	\$1,375	\$16,495	\$16.50	-	8%	3, 3-Year	Net
						Option 1	7/1/2026	-	CPI	-	-			
						Option 2	7/1/2029	-	CPI	-	-			
						Option 3	7/1/2032	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

QuickSpin Laundromat Retail, Suite 1049-1051	2,000	16.67%	2/1/2023	1/31/2028	5 Years	Base	Current	\$2,450	\$29,400	\$14.70	-	15%	3, 5-Year	Net
						-	2/1/2026	\$2,550	\$30,600	\$15.30	4%			
						-	2/1/2027	\$2,650	\$31,800	\$15.90	4%			
						Option 1	2/1/2028	\$2,730	\$32,754	\$16.38	3%			
						-	2/1/2029	\$2,811	\$33,737	\$16.87	3%			

Keratin Plus Salon Retail, Suite 1053	1,000	8.33%	7/1/2021	6/30/2027	6 Years	Base	Current	\$1,237	\$14,840	\$14.84	-	8%	2, 3-Year	Net
						-	7/1/2025	-	CPI	-	-			
						-	7/1/2026	-	CPI	-	-			
						Option 1	7/1/2027	-	CPI	-	-			
						-	7/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Elk Grove Dental Retail, Suite 1055	1,000	8.33%	3/1/2014	2/28/2030	16 Years	Base	Current	\$1,390	\$16,681	\$16.68	-	9%	TBD	Net
						-	-	-	-	-	-			

P.S. Nails Retail, Suite 1057	1,000	8.33%	2/1/2002	11/30/2026	25 Years	Base	Current	\$1,351	\$16,215	\$16.22	-	8%	2, 3-Year	Net
						Option 1	12/1/2026	-	CPI	-	-			
						Option 2	12/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Elk Grove Jewelry Retail, Suite 1059	1,000	8.33%	10/1/2017	9/30/2026	9 Years	Base	Current	\$1,425	\$17,101	\$17.10	-	9%	2, 3-Year	Net
						Option 1	10/1/2026	-	CPI	-	-			
						Option 2	10/1/2029	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Hard Rock Smoke & Vape Retail, Suite 1061	1,000	8.33%	2/1/2021	1/31/2026	5 Years	Base	Current	\$1,369	\$16,423	\$16.42	-	8%	TBD	Net
						-	-	-	-	-	-			

Teddy's Diner Retail, Suite 1063-1067	3,000	25.00%	6/1/2003	8/31/2026	23 Years	Base	Current	\$4,194	\$50,330	\$16.78	-	26%	1, 3-Year	Net
						Option 1	9/1/2026	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI .

Rosati's Pizza Retail, Suite 1069	1,000	8.33%	1/1/2014	12/31/2025	12 Years	Base	Current	\$1,531	\$18,376	\$18.38	-	9%	1, 3-Year	Net
						Option 1	1/1/2026	-	CPI	-	-			
						-	1/1/2027	-	CPI	-	-			
						-	1/1/2028	-	CPI	-	-			

Notes: The option period rent to be determined by the CPI.

Occupied	12,000	100%						\$196,862	\$16.41
Vacant	-	-						-	-
Total	12,000	100%						\$196,862	\$16.41



AERIAL



Walgreens
SportClips HAIRCUTS
DUNKIN'
SUBWAY
TACO BELL
SHERWIN-WILLIAMS
WING-STOP
BAGEL
Steak Shake
Burger King
Pizza Hut

Mallard Crossing Shopping Center
3.3M Annual Visitors (Placer.ai)
Walmart Supercenter
McDonalds
ROSS DRESS FOR LESS
PARKWAY BANK
ALDI
Fannie May

7-ELEVEN

Adlai Stevenson Elementary School
(462 Students)

Nerge Road
13,300 VPD

Subject Property

COUNTRY INN & SUITES
BY RADISSON
usbank

Interstate 290
178,400 VPD

Illinois Department of Transportation Trade Lot

Ascension Alexian Brothers Hospital
| 329 Beds
H

FRESENIUS MEDICAL CARE

RoccoVino's
Italian Restaurant

W Devon Ave
10,000 VPD

6 SUBWAY

WESTIN HOTELS & RESORTS

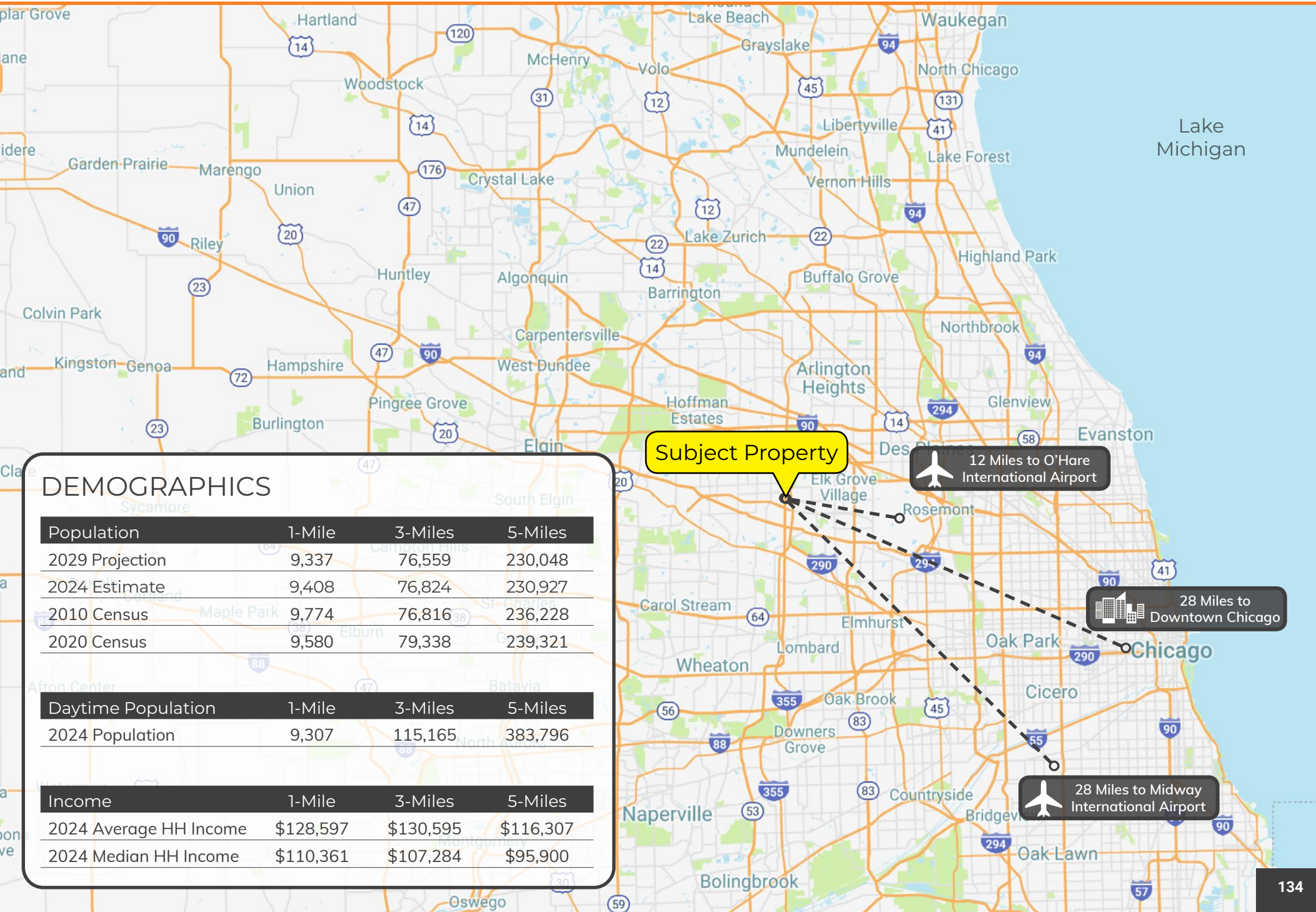
390

Elgin-O'Hare Tollway
47,400 VPD

Rohlwing Rd
11,000 VPD



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	9,337	76,559	230,048
2024 Estimate	9,408	76,824	230,927
2010 Census	9,774	76,816	236,228
2020 Census	9,580	79,338	239,321

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	9,307	115,165	383,796

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$128,597	\$130,595	\$116,307
2024 Median HH Income	\$110,361	\$107,284	\$95,900

Subject Property

12 Miles to O'Hare International Airport

28 Miles to Downtown Chicago

28 Miles to Midway International Airport



CHICAGOLAND LOCATION OVERVIEWS

FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

MSA	RANK
Minneapolis-St. Paul-Bloomington, MN-WI	1
San Francisco-Oakland-Hayward, CA	2
Pittsburgh, PA	3
Chicago-Naperville-Elgin, IL-IN-WI	4
Denver-Aurora-Lakewood, CO	5
Houston-The Woodlands-Sugar Land, TX	6
New York-Newark-Jersey City, NY-NJ-PA	7
Cincinnati, OH-KY-IN	8

PER CAPITA PERSONAL INCOME

MSA	INCOME	RANK
San Francisco-Oakland-Berkeley, CA	\$111,050	1
Boston-Cambridge-Newton, MA-NH	\$85,724	2
New York-Newark-Jersey City, NY-NJ-PA	\$82,322	3
Seattle-Tacoma-Bellevue, WA	\$80,420	4
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$76,771	5
Denver-Aurora-Lakewood, CO	\$69,822	6
Los Angeles-Long Beach-Anaheim, CA	\$69,805	7
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$69,705	8
Chicago-Naperville-Elgin, IL-IN-WI	\$67,671	9
Minneapolis-St. Paul-Bloomington, MN-WI	\$67,214	10
Baltimore-Columbia-Towson, MD	\$66,695	11
San Diego-Chula Vista-Carlsbad, CA	\$66,266	12
Austin-Round Rock-Georgetown, TX	\$64,913	13

COST OF LIVING INDEX

CITY	INDEX	RANK
St. Louis MO-IL	85	1
San Antonio TX	89.3	2
Cedar Park TX	90.5	4
Houston TX	91.7	5
Conroe TX	93.6	6
Salisbury NC	94.9	7
Denver CO	110	26
Plano TX	112.3	27
Middlesex-Monmouth NJ	114.2	28
Morristown NJ	114.6	29
Sacramento CA	118.2	30
Bergen-Passaic NJ	119.9	31
Miami-Dade County FL	120.4	32
Chicago IL	126.4	33
Portland OR	127.4	34
Alexandria VA	143.5	35
San Diego CA	144.7	36
New York (Queens) NY	145.5	37
Arlington VA	147.1	38
Seattle WA	150.7	39
Boston MA	150.8	40
Los Angeles-Long Beach CA	151.9	41
Washington DC	158.8	42
New York (Brooklyn) NY	174.9	43
San Francisco CA	184.2	44
New York (Manhattan) NY	237.8	45

THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE' IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST

#1

U.S. Metro for corporate relocations for 12th Consecutive Year

30 Relocations
110 Expansions

255,967

Businesses in the Chicago metro area, the

4th

most in the U.S.

3rd

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

145,545

Graduates and secondary program finishers in the Chicago metro area in 2023

1.2B sqft

Chicago industrial real estate market, the largest in the United States

\$4.32B

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Chicagoland area is growing, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

450M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nations Largest Public Transportation System**

Chicago Union Station is the nation's **3rd busiest station** overall, and it is Amtrak's 4th busiest



Chicago's MSA, is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

Voted Best Big City in the U.S. (2024)

-Condé Nast Traveler Magazine

52M

Visitors in 2023

#11 Best Cities in the World (2025)

-Time Out Magazine

\$19.2B

Tourist spent in 2023
(Estimated)

963

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries,
60 museums, 250 music
venues, 250 theatres, 400
neighborhood festivals, 7,300
restaurants, over 160 breweries
and more.



Lincoln Park Zoo



North Avenue Beach



John Hancock



Oak Street Beach



Museum Of Contemporary Art



Ohio Street Beach



Millennium Park



Navy Pier



The Art Institute



Maggie Daley Park



Willis Tower



Grant Park



Shedd Aquarium



Field Museum



Adler Planetarium



Soldier Field



Huntington Bank Pavilion



McCormick Place



- Third Largest City in the United States
 - Estimated Population of Over 2.7 Million People
 - Comprised of 77 Community Areas
- Major Transportation Network
 - Chicago Transit Authority (CTA) Operates the Nations Largest Public Transportation System
 - › Provides More Than 450 Million Bus and Train Rides
 - Two International Airports | O'Hare and Midway
 - Pace Bus Services | Metra and Amtrak Rail
 - A Biking City | In 2022, Chicago Recorded a Record-Breaking 6.3 Million Bike and Scooter Trips
- Logistics and Business Hub | 30+ Fortune 500 Companies are Headquartered in Chicago
 - Tech Giants Such as Google, LinkedIn and Salesforce All have Offices in the City
 - › Google is Beginning Construction of a New Massive Office in 2024 | Expected to be Completed by 2026
 - Often Recognized as Having One of the Best Transportation, Distribution, and Logistics (TDL) Ecosystems in the World
 - The Largest Convention Center in the Western Hemisphere, McCormick Place | Three Million Annual Visitors
- Tourist Destination for All Interests | Chicago Hosted 48.9 Million Visitors in 2022, a 60% Increase from 2021
 - Chicago Visitors Spent Nearly \$17 Billion in 2022
 - Tourist Attractions Include Willis Tower, Millennium Park, Navy Pier, Art Institute of Chicago, Museum of Science and Industry, Adler Planetarium, Buckingham Fountain, Lincoln Park Zoo, and the Magnificent Mile
 - Eight Major League Sports Teams
 - Cultural Haven: Home to 200 Art Galleries, 60 Museums, 250 Music Venues, 250 Theatres, 400 Neighborhood Festivals and Much More
 - Foodie Destination: More than 7,300 Restaurants, Seven AAA Diamond-Rated Restaurants, 26 Michelin-Starred Restaurants, and More
 - Chicago's Central Business District Features 151 Hotels with 45,685 Daily Rooms
 - 28 Miles of Lakefront with 24 Beaches
- World-Class Education Institutions | Home to 28 Universities Including Some Ranked Among the Highest Rated in the World
 - 254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
 - University of Chicago was Ranked the 10th-Best University in the World (topuniversities.com, 2023)



- 30 Miles Northwest of Chicago | Part of the Chicago Metropolitan Statistical Area
 - Largest Center of Economic Development in Illinois After Chicago
 - 17 Miles from O'Hare International Airport
 - › 10th Busiest Airport in the World in 2024
 - › Approximately 66.9 Million Passengers Traveled Through O'Hare Last Year (Placer.ai)
- Home to Woodfield Mall | 2.2 Million Square Feet | Anchored by JCPenney, Macy's, and Nordstrom
 - One of the Largest Shopping Destinations in the United States
 - Over 14.9 Million Visitors in the Last 12 Months (Placer.ai)
 - Restaurants Including Red Robin, Uncle Julio's, The Cheesecake Factory, and More
- Known as "The Place for Business" with Over 200 Restaurants, 30 Hotels, and Thousands of Businesses
 - 9.5 Million Square Feet of Retail and Restaurant Space, 12 Million Square Feet of Office Space, and 13.5 Million Square Feet of Industrial Space
- Significant New Developments Throughout Schaumburg
 - The District at Veridian, a 225 Acre Mixed-Use Development Project Estimated to Cost \$198 Million | Set to Open in 2028
 - Fogo de Chao Invested \$1.2 Million in New Construction Location in Schaumburg | Set to Open in 2025
 - Lurie Children's Hospital Invested \$60 Million in a 75,000 SF Outpatient Center | Set to open in 2025
 - 50,000 SF Subaru Dealership | 2025 Construction
 - 83,124 SF Industrial Building that Cost \$9.7 Million | 2024 Construction
 - Carvana Built a \$9 Million Dollar, 71,220 SF Car Dealership | 2023 Construction
- Home to Schaumburg Regional Airport | General Aviation Airport Encompassing 117 Acres Throughout Cook County and DuPage County
 - Home to Approximately 90 Aircrafts and Handles About 45,000 Operations per Year
 - Generates Over \$33.9 Million Annually Through Operations, Restaurant Sales, Helicopter Rides, Maintenance and Local News Helicopters



SCHAUMBURG ILLINOIS

TOP EMPLOYERS

1,000+ Employees		300-999 Employees	
Woodfield Mall	Retail	Village of Schaumburg	Government
School District 54	Education	Illinois DOT	Government
Zurich North America	Insurance	Sunstar Americas	Manufacturing
Perdoceo	Education	IKEA	Retail
Paylocity	Software	Patrick Cars	Automotive
Motorola Solutions	Telecom	Jorgensen Steel Co.	Manufacturing
Nation Pizza Products	Food Product Distribution	Bob Rohrman Auto Group	Auto Dealer

DIVERSE EMPLOYMENT BASE



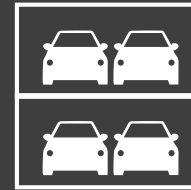
RETAIL TRADE



MANUFACTURING



EDUCATION



AUTOMOTIVE



GOVERNMENT



PART OF THE CHICAGO MSA

- 28 miles from downtown Chicago.
- 20.2 miles from O'Hare International Airport.
- Money Magazine ranked Carol Stream as the Best Small Towns in Illinois.

CAROL STREAM IS HOME TO OVER 1,200 BUSINESSES

- Has nearly 40,000 residents, two million square feet of commercial building space and 22 million square feet of industrial building space.
- Hearthside Food Solutions is the largest employer with 950 employees.
- Multiple accolades for their businesses.
 - › Prinova® named 2022 Best and Brightest Winner in Chicago.
 - › Shipfusion named 2021 Award Winner of

Deloitte Technology Fast 500.

MULTIPLE TRANSIT OPTIONS

- Near multiple Metra train stations.
- Multiple Pace bus routes.
- Offers Dial-a-Ride services.
- Close proximity to Interstate 355.

IN 2023, MELANIPHY & ASSOCIATES, INC. COMPLETED A RETAIL MARKET STRATEGY STUDY

- Carol Stream generated approximately \$822 million in retail sales in 2021 up from \$647 Million in 2020 an increase of over \$174 million or 21.2 percent.
- The key retail areas will support approximately 180,000 square feet of retail, restaurant, commercial, auto dealerships, fuel center/ convenience stores, and service uses.



INCLUDED IN THE CHICAGO METROPOLITAN STATISTICAL AREA

- 30 Miles Northwest of Downtown Chicago

REGIONAL RETAIL AND ENTERTAINMENT DESTINATION

- Over 100 Restaurants and 100 Shops
- Including Main Event Entertainment, Cabela's (the World's Foremost Outfitter), Duluth Trading Company, and Many More
- Home to Sears Centre Arena with 11,000 Seats | Over 400,000 Visitors per Year
- Woodfield Mall is Minutes Away

EASILY ACCESSIBLE

- Full Interstate 90 Interchange
- 10 Minutes to O'Hare International Airport
- Two Metra Rail Stations with Direct Access to Downtown Chicago

TOP RATED MEDICAL CENTER

- Home to Ascension St. Alexius Medical Center | 318-Beds | 2,500 Employees
- Centers for Medicare and Medicaid Services Five-Star Rating

HOME TO SEVEN CORPORATE HEADQUARTERS

- CDK Global, Wells Fargo, Heritage Crystal Clean, Claire's Accessories, Siemens Medical Solutions, Vistex, Sears Holdings, Serta, and More Smaller Headquarters Anticipating Expansion.

MANY TOWN DEVELOPMENTS AND FOUR TIF DISTRICTS

- The Former AT&T Facility was Reinvented into Bells Works Chicagoland as a "Metroburbs" with an Ongoing Mixed Use Development Project That Includes Office, Co-Working Spaces, Fitness Spaces, Retail, Housing, Hotels and Community Spaces.
- Microsoft Received Approval to Construct a Data Center on a Previously Undeveloped Site Throughout 2023.
- The ComEd Substation Received Approval to Expand on the Previous Substation at 2480 Pembroke Avenue.
- Four TIF Districts in Commercial Areas of the Village to Spur Economic Development and Infrastructure Improvements.

CHICAGO MSA LOCATION

- Located just 25 miles northwest of downtown Chicago
- Several Roselle businesses are honored as “Top Picks” in the Daily Herald’s annual Readers’ Choice contest each year.

AMPLE TRANSPORTATION OPTIONS

- Interstate 390 traverses through Roselle with easy access via Roselle Road.
- Interstate 355 and Interstate 290 are easily reached from Lake Street and I-390
- O’Hare International Airport is easily accessible from Roselle via local interstates.
- Metra’s Milwaukee District West Line stops in downtown Roselle, providing easy access to Elgin and downtown Chicago, with an annual ridership of 2,723,121.

DOWNTOWN DEVELOPMENT

- The Village of Roselle is experiencing remarkable growth and development in its downtown area, including:
- The construction of a 290-unit luxury apartment complex with a public parking garage adjacent to the Roselle Metra station.

LOCAL ATTRACTIONS

- Home to Illinois’ finest winery, Lynfred Winery, producing world-class, award-winning wines since 1979.
- Polleyana opened their second brewery and taproom next to Lynfred Winery.



STRATEGIC LOCATION & ACCESSIBILITY

- Located within the Chicago Metropolitan Statistical Area, 23 miles from downtown Chicago.
- Accessible to five major expressways and all Class 1 rail lines, with extensive freight rail services.
- Adjacent to O'Hare International Airport, with 2,520 daily flight operation.

INDUSTRIAL & BUSINESS HUB

- Home to the largest industrial park in North America, covering 62 million square feet.
- Located within a 3,600-firm business park that generates nearly 80% of the village's tax revenue.
- Beneficiary of nearly \$55 million in improvements, with \$250 million planned over the next 10 years.

COMPETITIVE TAX ADVANTAGE

- Lowest combined property tax rate among comparable Cook County suburb.

AWARD-WINNING COMMUNITY

- Recognized as "Municipality of the Year" in 2022 and 2024 by RE Journals Magazine.
- Ranked #1 Industrial Park in the U.S. by Business Facilities Magazine.
- Achieved full accreditation for public works, police, fire, and building departments in 2024, becoming the only Illinois community and third nationwide to do so.
- Named the 3rd safest city to live in Illinois (2019) by backgroundchecks.org.
- Recipient of the 2019 Governor's Hometown Award and a Governor's Cup Finalist for the Elk Grove Village Cares Program.

THRIVING JOB MARKET & GROWTH

- Projected 26.6% job growth over the next 10 years.
- 2 million working-age adults living within a 20-mile radius.



SIXTH LARGEST CITY IN ILLINOIS “CITY IN THE SUBURBS”

- Located along the Fox River only 38 miles northwest of Chicago
- Conveniently nestled near major highways I-90 and Routes 20, 25, and 31 providing easy access to Chicago, Milwaukee, and Detroit
- 3 Metra train stations and 12 PACE buses offer accessibility for residents and visitors
- Part of the Chicago MSA
- Home to 114,797 residents across 41,062 households

STRONG BUSINESS AND RETAIL TRADE INDUSTRY

- Home to 5,300 businesses and 9 retail corridors
- The Elgin Development Group, a division of the Elgin Chamber of Commerce, supports local developments and businesses to foster economic expansion and promote job growth in the Elgin community
- Retail trade is a major portion of Elgin’s economy, generating over \$5 billion in economic activity each year and employing over 10,000 workers

EXTENSIVE HEALTHCARE & EDUCATIONAL OFFERINGS:

- Advocate Sherman Hospital (281 Beds): Leads the region with state-of-the-art facilities and offers a comprehensive range of services
- Saint Joseph Hospital(184 Beds): Now a Prime hospital; focuses on high-quality medical care and patient-centered services
- Home to Elgin Community College & Judson

University

A RECREATIONAL HAVEN

- Edward Schock Centre offers a large indoor pool, children’s pool, affordable fitness center, basketball and handball courts, climbing wall, and fitness classes
- Elgin Sports Complex: currently undergoing a \$21 million expansion - completion expected by December 2025
- Two award-winning 18-hole golf courses: The Highlands of Elgin and Bowes Creek Country Club.
- Historic nine-hole course at Wing Park and an outdoor aquatic center, tennis courts, baseball fields, and picnic spots
- Lords Park features a small zoo with elk, deer, bison, and farm animals, plus an outdoor aquatic center

A TOWN THAT ATTRACTS - AMPLE ENTERTAINMENT

- Offers public art, dining, shopping, historic architecture, Santa’s Village, multiple museums and riverfront walking/biking, as well as a \$3 million renovation of DuPage Court (2024)
- Annual events in the downtown area include: farmers’ market, Art Showcase, Art and Soul on the Fox, and Nightmare on Chicago Street (attracts 15,000+ adults in fall)
- Grand Victoria Casino with sportsbook and World Series of Poker circuit event
- Elgin Symphony Orchestra, ranked as Illinois’ best orchestra outside Chicago, performs at Hemmens Cultural Center(undergoing renovation)

GROWING & ACCESSIBLE SUBURBAN COMMUNITY

- Situated 50 miles from Chicago and 58 miles from Milwaukee
- Round Lake is home to 18,721 residents, with 68,700 people within a 10-minute drive
- 247 businesses and 2,323 workers located in the village
- Downtown Metra Station provides access to major routes, including access directly to Downtown Chicago. The station holds 480 commuter parking spots and sees over 400 weekday boardings
- Conveniently located 40 miles from O'Hare International Airport and 65 miles from Midway International Airport

COMMITTED TO ECONOMIC DEVELOPMENT

- The Village of Round Lake boasts it's preparedness for expansion of their retail industry by offering efficient review processes, low development fees, land & pad ready sites
- Ten major commercial, residential, and industrial developments covering 156.7 acres of land are in progress as of 2025
- The Facade Improvement Grant Program implemented in 2023 provides financial assistance to businesses and residents for exterior improvements to beautify the community
- In 2021 the village adopted a Downtown TIF District to promote development of vacant parcels in Downtown, incentive private development, and support existing businesses

KNOWN FOR OPEN ENVIRONMENTAL SPACES AND NEARBY ATTRACTIONS

- Round Lake's numerous forest preserves, parks, and surrounding agricultural land give the village it's small-town, rural feel
- 20 minutes away from scenic Lake Michigan and adjacent to Lake County's famous Chain O' Lakes
- Located less than 10 miles from Six Flags Great America theme park, which attracts over 2 million visitors per year

DIVERSE COMMUNITY

- Ranked 40th Most Diverse Suburb in Illinois
- 88% of residents are educated with a high school degree or higher
- Hispanic residents make up over 32% of Round Lake's population

THRIVING LOCAL SCHOOL DISTRICT

- Round Lake Area Schools educate 6,800 students, employ 1,000 staff members, and serve five communities in Lake County
- Received the Certificate of Excellence in Financial Reporting from ASBO International for nine consecutive years
- U.S. News & World Report designates Round Lake High School as one of the Best High Schools in Illinois and the Nation
- Round Lake High School's 4-year graduation rate is three points above the national average at 89%

Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing Infrastructure

#4 in the Nation

Transportation & Warehousing Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
 Companies

As well as, 2,000+ international industry
 leaders, 1,900 major corporate headquarters
 and 1.2 million small businesses.



5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state’s Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
 Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

EXCLUSIVELY LISTED BY

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